



STERLING RANCH
COLORADO

Retail Pads Available in Grocery-Anchored Center

SERVING DENVER METRO'S #1 MASTER-PLANNED COMMUNITY

Parkvale Shopping Center



Jones Lang LaSalle Brokerage, Inc.

Sterling Ranch: Colorado's Premier Master-Planned Community

Spanning approximately 4,000 acres of rolling terrain with spectacular mountain and foothill views, Sterling Ranch represents the pinnacle of master-planned community development in Colorado. This visionary project has captured the attention of homebuyers across the region. Approximately 3,500 residential units have been built, with ~10,000 residents in Sterling Ranch and 20,000 residents in the direct trade area. Sterling Ranch is entitled for 16,000 residential units across multiple villages and will be home to 50,000+ residents over a 20 year buildout.

#1 Top Selling

Top selling Master Plan Community in Colorado for the last 5 years

10,000 Residents

Massive built-in customer base with ongoing residential development

16,000 Entitled Homes

Entitled homes at SR Buildout

Parkvale Shopping Center that will serve as both a retail town center and civic gathering place.

More broadly, Douglas County has exceptional demographics, including a population of approximately 385,000 (+39% since 2010) and a median household income of \$168,000, the highest in the state of Colorado.



3,400 Total Planned Residential Units in Parkvale Community



Parkvale Shopping Center

30,000 SF
Future Lifestyle Center
with Pad sites, BTS and
Lease Opportunities



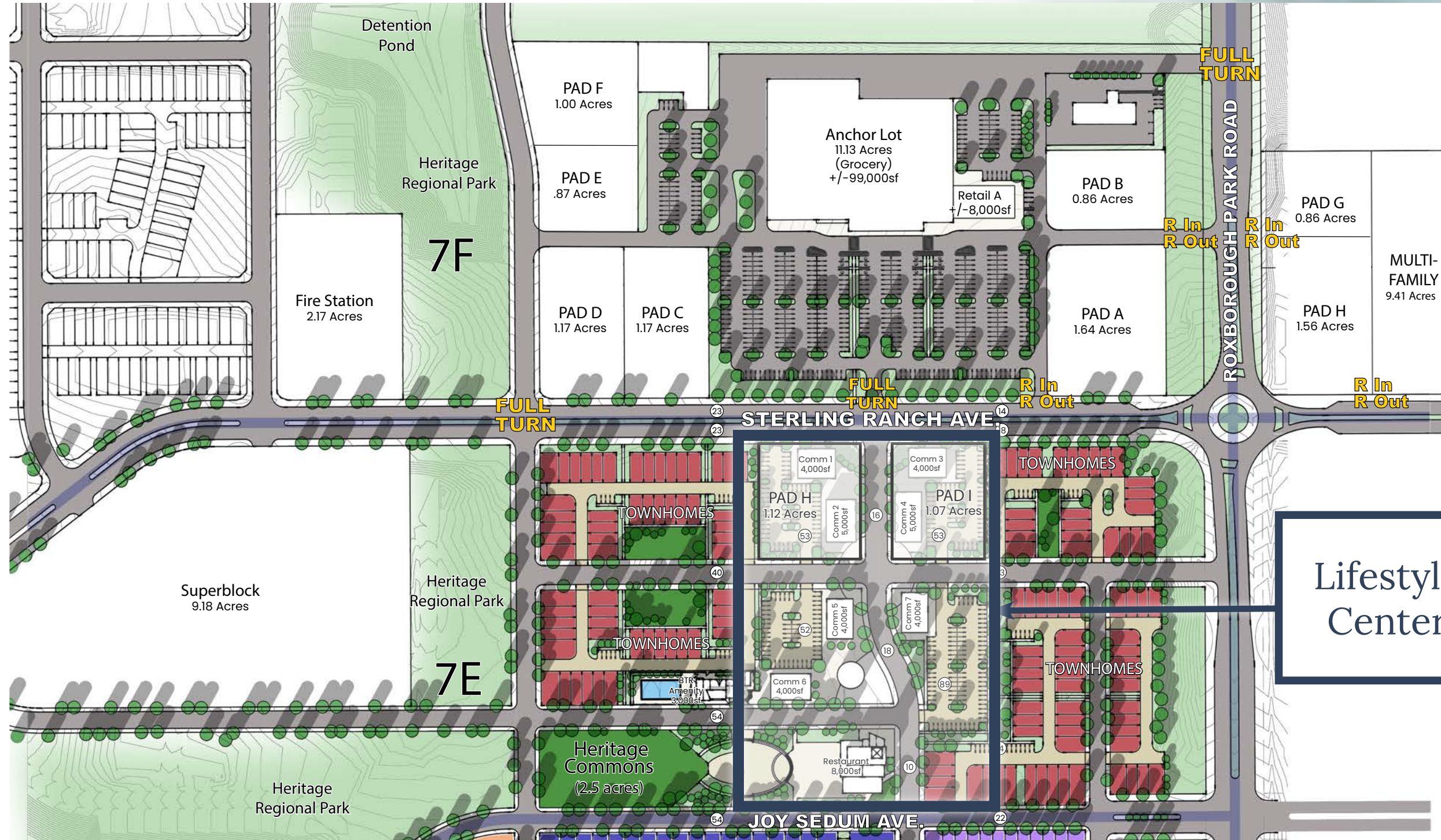
144 Planned
Residential Units
Directly near Lifestyle Center



600 Planned
Multifamily Units
Within two Blocks of Parkvale



1,000 Units Planned
Residential Units
Within walking distance of
shopping center

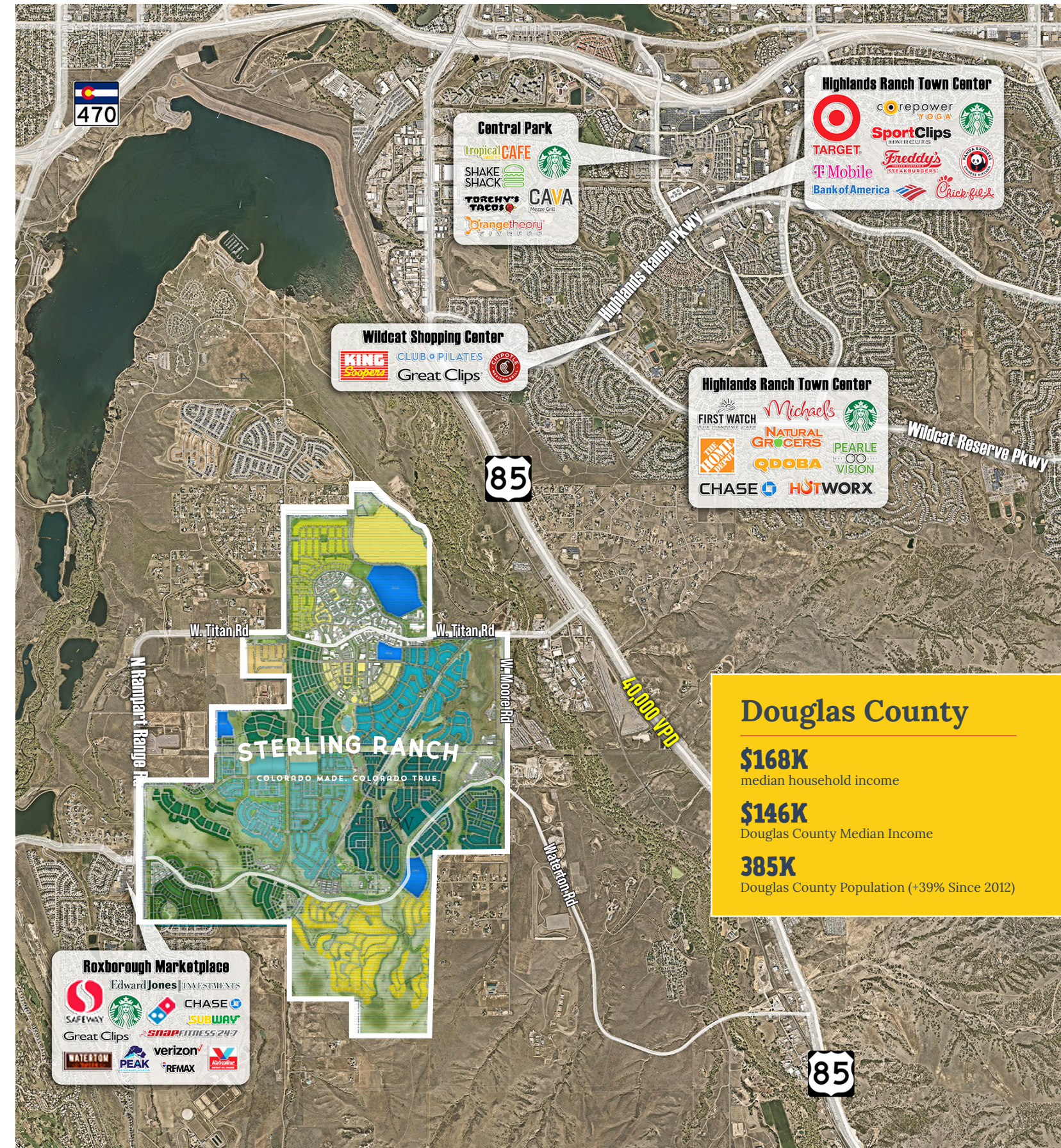


Lifestyle
Center

Sterling Ranch



Trade Area Retail



10 Minute Drive Time	15 Minute Drive Time
27,620 Population	94,831 Population
+0.87% Growth Rate	+0.66% Growth Rate
22,906 Daytime Population	97,757 Daytime Population
\$190,883 Avg Household Income	\$180,218 Avg Household Income
9,656 Households	36,446 Households
7,738 Families	25,768 Families

20.1 | **30**
MILES | **MIN** 
 to downtown Denver


STERLING RANCH
 COLORADO



Stephen Markey
 Senior Vice President
 +1 720 635 7139
 stephen.markey@jll.com

Sam Zaitz
 Managing Director
 +1 303 217 7977
 sam.zaitz@jll.com



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