

RETAIL / OFFICE SPACE FOR LEASE

The Shops at Meridian Ranch

NE CORNER OF MERIDIAN ROAD & STAPLETON DRIVE, FALCON, CO 80831

Now Leasing

1,225 - 4,115 SF

Inline & End Cap Spaces



THE SHOPS AT MERIDIAN RANCH is a premier retail and office development at Meridian Ranch which represents an excellent opportunity for retailers and office users in a rapidly expanding demographic community. There are currently no other retail and office services within two miles of The Shops at Meridian Ranch.

THE PROJECT provides space and sites for much needed services to the Meridian Ranch residents and surrounding neighborhoods, including restaurants, gas/convenience, neighborhood retail service, banks and more!

TOTAL PROJECT SIZE: 15 acres and currently approximately 60,000 SF retail

AVAILABLE SPACE: From 1,225 SF to 4,115 SF
Inline & End Cap Spaces
Pad Sites from 0.5 to 2.5 Acres

PHASE COMPLETION: Phase I: 28,250 SF; 100% Leased
Phase II: 17,118 SF; Now Leasing
Phase III: 11,385 SF; Now Leasing

ZONING: CR (Commercial Regional)



SHOPS AT MERIDIAN RANCH: OVERVIEW



The Shops at Meridian Ranch offers State-of-the-Art, Class A Retail and Office Space for lease in a convenient controlled environment.

- ▶ Contiguous space available from 1,225 SF to 4,115 SF
- ▶ Bay sizes approximately 60' x 20'
- ▶ **Minimum Lease Rate:** \$25.00 - \$29.00 PSF NNN for interior spaces and \$27.00 PSF NNN for end cap space with annual increases (tenant shall also pay its pro rata portion of project operating expenses).
- ▶ **Estimated Operating Expenses (NNN):** Building D: \$11.55 PSF, Building E: \$10.64 PSF
- ▶ **Tenant Improvement Allowance:** \$35.00 PSF Tenant Improvement Allowance is being offered in lieu of providing a vanilla finish. Unfinished spaces are currently in a warm shell condition including basic services; electrical, HVAC, fire sprinklers, plumbing, and other standard building improvements. The Landlord may consider providing a vanilla finish if requested.
- ▶ Spaces separately metered for utilities.
- ▶ Common grease trap per building to be shared by restaurant owners.
- ▶ Numerous amenities including outdoor patio areas.

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The Shops at Meridian Ranch

NORTHEAST CORNER OF MERIDIAN ROAD & STAPLETON DRIVE

FALCON, COLORADO 80831

JOIN THESE GREAT TENANTS!



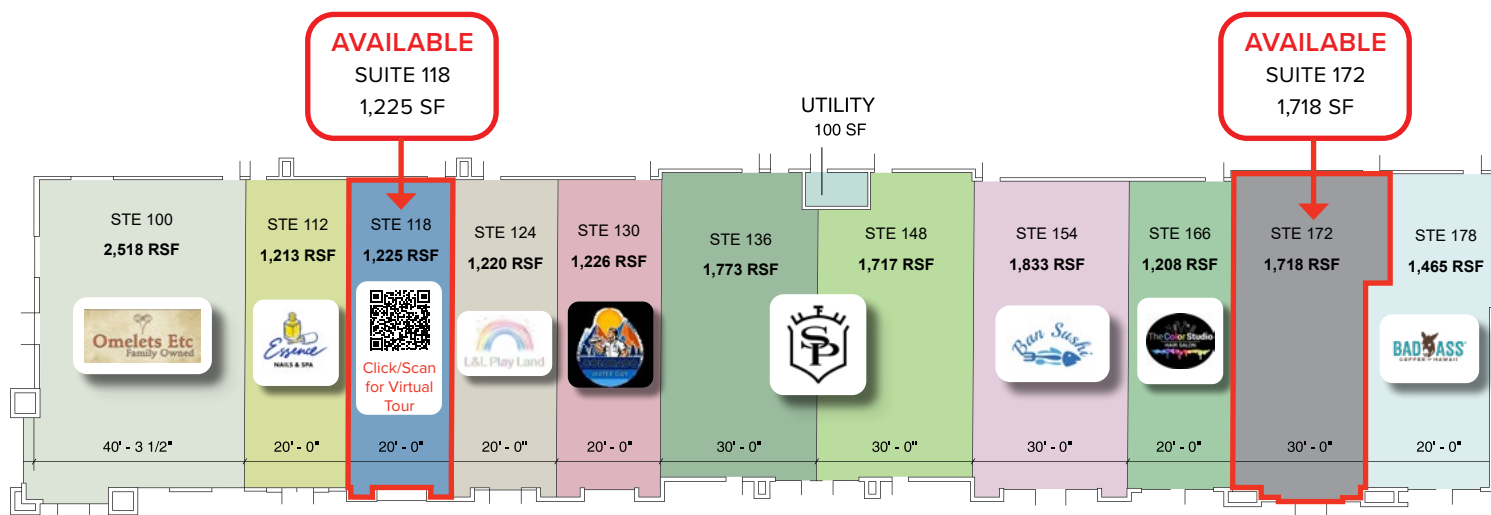
Just For Grins





SITE PLANS & AVAILABILITY

BUILDING D 11910 TOURMALINE DRIVE



BUILDING D TENANTS AND AVAILABILITY			LEASE RATE
Suite 100	2,518 SF	Omelets Etc.	N/A
Suite 112	1,213 SF	Essence Salon & Spa	N/A
Suite 118	1,225 SF	AVAILABLE <i>Second-Generation Tattoo Shop</i>	\$29.00 PSF NNN <i>No T.I. Allowance</i>
Suite 124	1,220 SF	L & L Play Land	N/A
Suite 130	1,226 SF	The Colorado Water Guy	N/A
Suite 136 & 148	3,490 SF	Sonora's Prime Carniceria & Taco Shop	N/A
Suite 154	1,833 SF	Ban Sushi	N/A
Suite 166	1,208 SF	The Color Studio	N/A
Suite 172	1,718 SF	AVAILABLE	\$25.00 PSF NNN
Suite 178	1,465 SF	Bad Ass Coffee of Hawaii	N/A

Building D Estimated Operating Expenses (NNN): \$11.55

The Shops at Meridian Ranch

NORTHEAST CORNER OF MERIDIAN ROAD & STAPLETON DRIVE

FALCON, COLORADO 80831

BUILDING E 11950 TOURMALINE DRIVE



BUILDING E TENANTS AND AVAILABILITY			LEASE RATE
Suite 100 - 110	1,836 SF	MB2 Dental Solutions	N/A
Suite 120	2,045 SF	AVAILABLE	\$25.00 PSF NNN
Suite 130	2,099 SF	Breaking Barriers Fitness	N/A
Suite 140	2,408 SF	AVAILABLE	\$25.00 PSF NNN
Suite 150	1,707 SF	AVAILABLE	\$27.00 PSF NNN

Building E Estimated Operating Expenses (NNN): \$10.64



AREA DEMOGRAPHICS

DEMOGRAPHICS

Drive Time - Minutes			
	5 MIN	10 MIN	15 MIN
2025 Est. Population	17,929	34,368	65,417
2025 Est. Households	5,343	10,725	21,707
2025 Est. Avg. HH Income	\$170,722	\$169,751	\$155,917
Drive Time, Minutes - 2030 Projections			
	5 MIN	10 MIN	15 MIN
2030 Projected Population	18,900	37,640	72,538
2030 Projected Households	5,667	11,854	24,316
2030 Projected HH Income	\$189,501	\$188,280	\$173,827

Source: Esri forecasts for 2025 and 2030, All Rights Reserved

Radius - Miles			
	1 MILE	3 MILES	5 MILES
2025 Est. Population	8,678	29,260	53,349
2025 Est. Households	2,593	9,125	17,115
2025 Est. Avg. HH Income	\$165,840	\$169,206	\$163,786
Radius, Miles - 2030 Projections			
	1 MILE	3 MILES	5 MILES
2030 Projected Population	9,088	31,689	58,841
2030 Projected Households	2,751	9,980	19,005
2030 Projected HH Income	\$182,710	\$187,975	\$182,366

Source: Esri forecasts for 2025 and 2030, All Rights Reserved

TRAFFIC COUNTS

Traffic Counts (ADT 2025)	
Meridian Rd and Stapleton Dr	9,594 VPD
Meridian Rd and Woodmen Hills Dr S	10,847 VPD
Londonderry Dr and Meridian Rd W	3,420 VPD

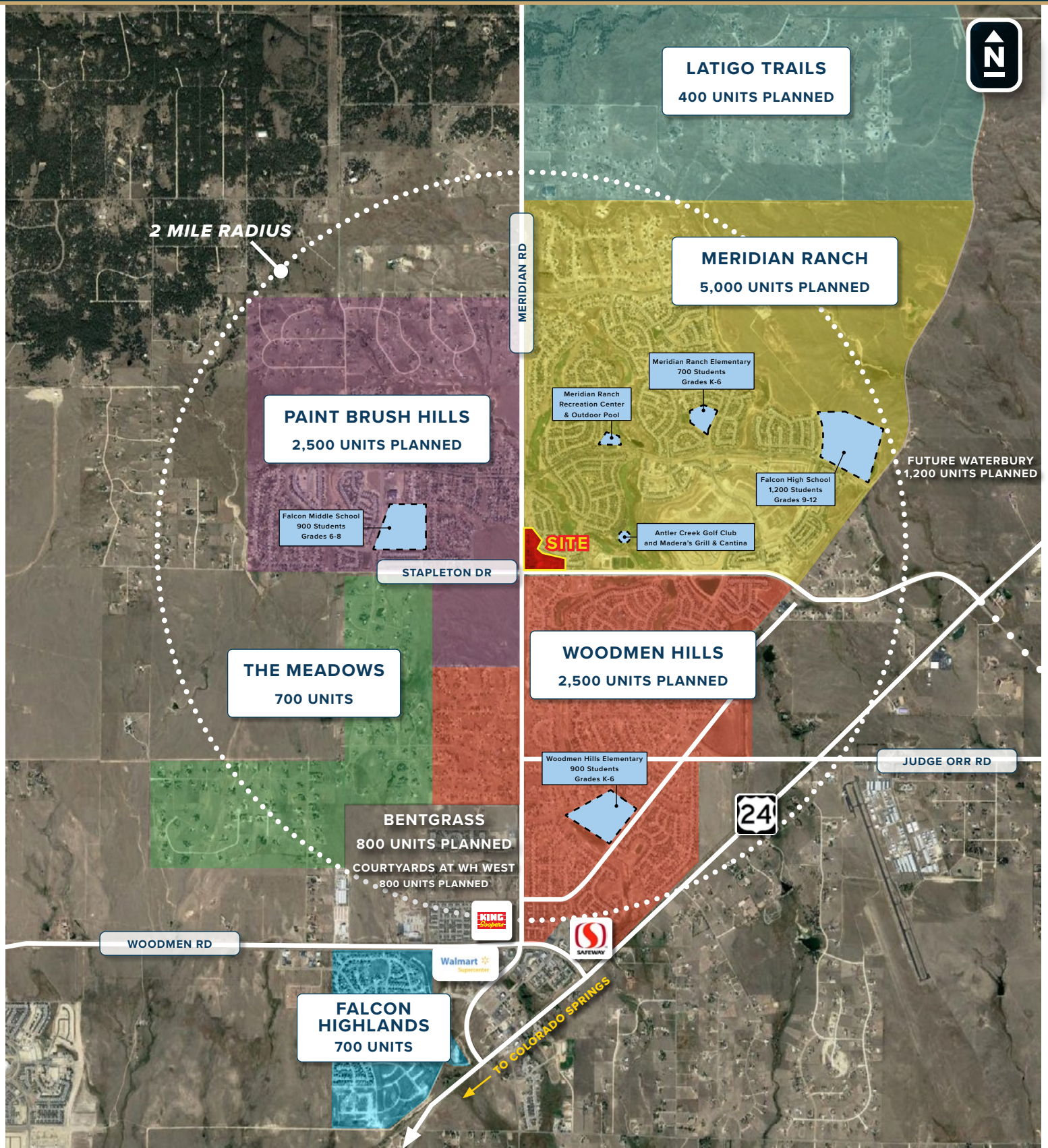
Source: CoStar Group, All Rights Reserved



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MERIDIAN RANCH

2,600 ACRE MASTER PLANNED COMMUNITY

MERIDIAN RANCH is located two miles north of Woodmen Road and is directly adjacent to the Woodmen Hills Master Planned Community. Meridian Ranch was created as a Recreation and Golf Course master-planned community with landscaped parkways, tree-lined trails and wonderful amenities such as the Antler Creek Golf Course, Madera's Grill and Cantina, quality schools, numerous neighborhood parks and a state of the art 42,000-square-foot recreation center with outdoor and indoor pools, offering residents a wide variety of activities perfectly suited for an active, healthy lifestyle. The Meridian Ranch Fieldhouse, currently under construction, is a brand-new 45,000-square-foot facility that will include an outdoor turf field for activities like soccer, lacrosse and flag football, a workout area with state-of-the-art fitness machines, a group exercise studio with an outdoor turf attachment, a childcare center and a walking track suspended above the indoor field.

As such, Meridian Ranch has attracted demographics with an average household income level that is above the national average. Meridian Ranch is one of Colorado Springs' fastest growing communities, with approximately 3,500 homes currently and 5,000 homes planned at full build-out.



Signature Home Builders



Award Winning Golf Courses



Clubhouse and Grill



New Schools



Parks, Trails & Open Space



Recreation Center

