

FOR LEASE

1,463 - 7,473 SF RETAIL SPACE AVAILABLE



MALMAN
REAL ESTATE



Shoppes at the Meadows

8311 - 8375 Willow Street, Lone Tree, CO 80124

Property Highlights

- » Anchored by Barnes & Noble
- » High-identity location with exposure to 50,000 per day
- » Quick, easy access to I-25 & C-470
- » Established trade area with strong demographics
- » Multiple retail spaces available for lease
- » 7,079 SF 2nd Generation Restaurant Space Available
- » Signalized entrance
- » Strong mix of tenants

Contact Broker for Lease Rate



Property Details

Available SF	1,463 to 7,473 SF
Total Building SF	~89,146 SF
Parking	Ample Surface Parking
Year Built / Renov.	1996
NNN Expenses:	\$15.10/SF

For more information:

TYLER BRAY
303-808-9172
tyler@malmancree.com

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Site Plan & Availabilities

8330 WILLOW ST

100	FEDEX OFFICE	3,979 SF
200	CITYVET	3,925 SF

8331 WILLOW ST

A	PANDA EXPRESS	2,472 SF
B	THE RED LLAMA	2,400 SF
C	MINTURN ANGLERS	2,200 SF
D	GAMESTOP	1,297 SF
E	WHICHWICH	2,212 SF

8334 WILLOW ST

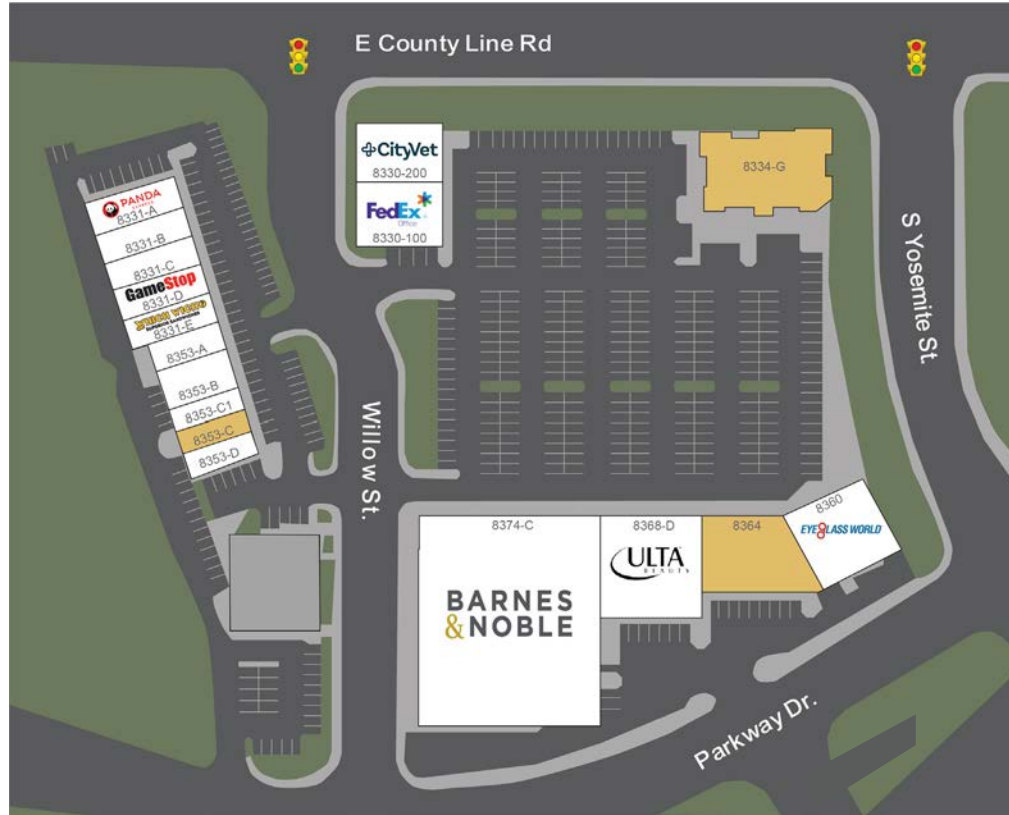
G	2ND GEN RESTAURANT AVAILABLE	7,079 SF
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8353 WILLOW ST

A	RED WING SHOES	2,001 SF
B	SLOANE'S CARPET SECRET	2,001 SF
C1	BURMAN & CO.	1,247 SF
C	AVAILABLE	1,463 SF
D	CLEAN YOUR DIRTY FACE	1,252 SF

8360 - 8374 WILLOW ST

8360	EYEGLOSS WORLD	4,329 SF
8364	AVAILABLE	7,473 SF
8368 - D	ULTA BEAUTY	9,180 SF
8374 - C	BARNES & NOBLE	30,602 SF



7, 079 SF 2nd Gen Restaurant at the Signaled Intersection of E. County Line Road & S. Yosemite Street



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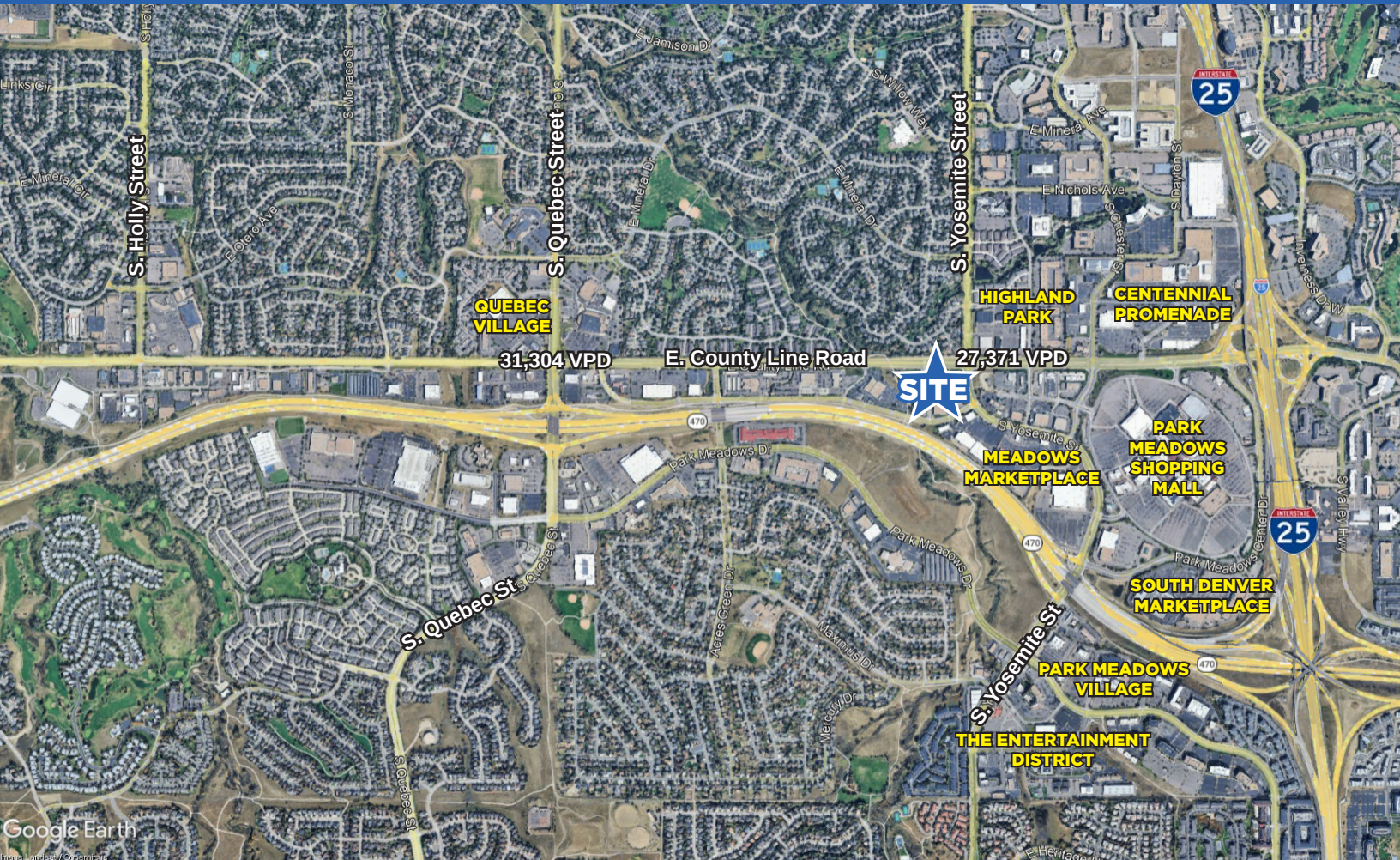
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Demographics

	2 Mile	5 Mile
Population (2025)	43,856	225,255
Daytime Employees	58,095	197,152
Avg Age	39.5	40.3
Avg HH Income	\$149,339	\$158,769
Number HH (2025)	19,209	89,142
Proj. Annual Growth	1.1%	0.8%

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