

RETAIL FOR LEASE — LONE TREE, CO

9226 Park Meadows Dr · Suite 200 · Lone Tree, CO 80124 · Douglas County

Jeff Samuelson
COMMERCIAL REAL ESTATE AGENT

303.522.8277
Jeff@jeffsamuelson.com

▶ AVAILABLE NOW · TRIPLE NET (NNN)

9226 Park Meadows Dr

Lone Tree, Colorado 80124 · Douglas County
Adjacent to Starbucks & Park Meadows Mall

SUITE 200 · GROUND-FLOOR RETAIL



AVAILABLE SF

1,179

Square Feet

BASE RENT

\$35.00

Per SF / Year / NNN

CAM EXPENSES

\$22.71

Per SF / Year

MONTHLY BASE

\$3,444

Estimated / Month

AVAILABILITY

Now

Immediate Occupancy

CO-TENANTS AT PROPERTY

European Wax Center · La Vogue Nail & Lash · Taste of Vietnam

Also adjacent: Starbucks · Park Meadows Mall (1.5M+ SF Regional Mall) · I-25 & C-470

REALTYONEGROUP
PREMIER
COMMERCIAL

9226 PARK MEADOWS DR — SUITE 200 · FOR LEASE

Lone Tree, CO 80124 · Douglas County · Highlands Ranch—Lone Tree Submarket

BASE ASKING RENT

\$35.00/SF

Triple Net (NNN) · \$3,444/Mo Base · Immediate Availability

CAM EXPENSES

\$22.71/SF/Yr

Total Occupancy Cost = \$57.71/SF/Year

PROPERTY DETAILS

ADDRESS	9226 Park Meadows Dr Suite 200, Lone Tree CO 80124
AVAILABLE SF	1,179 SF
LEASE TYPE	Triple Net (NNN)
BASE RENT	\$35.00/SF/Year
CAM EXPENSES	\$22.71/SF/Year
MONTHLY BASE	~\$3,444/Month
AVAILABILITY	Immediate
LEASE TERM	Negotiable
PROPERTY TYPE	Storefront Retail / Office
BLDG CLASS	Class B · Multi-Tenant
YEAR BUILT	2008
TOTAL BLDG SF	5,556 SF
LOT SIZE	0.91 Acres (39,640 SF)
ZONING	PD — Planned Development
COUNTY	Douglas County, Colorado
WALK SCORE	60 / Somewhat Walkable
RTD LIGHT RAIL	County Line ~0.5 Mi
PARKING	40 Surface Spaces · Included

PROPERTY HIGHLIGHTS

- ◆ Adjacent to Starbucks · Prime Park Meadows corridor
- ◆ High-traffic I-25 & C-470 interchange location
- ◆ Excellent storefront visibility & free parking (40 spaces)
- ◆ Co-tenants: European Wax, La Vogue Nail & Lash
- ◆ Park Meadows Mall (1.5M+ SF) steps away
- ◆ Class B building · Built 2008 · Well-maintained
- ◆ ~18 mi from downtown Denver · 32 mi to DIA

PROPERTY OVERVIEW

Suite 200 at 9226 Park Meadows Drive presents a premier retail opportunity in one of Colorado's most active retail corridors. This 1,179 SF ground-floor suite sits directly adjacent to Starbucks in a well-maintained Class B multi-tenant building, surrounded by national retailers, restaurants, and the 1.5 million SF Park Meadows Regional Mall. Flanked by I-25 and C-470, the site serves the affluent Lone Tree and Highlands Ranch communities with exceptional drive-by exposure. Landlord will consider a new direct lease for the right tenant with strong qualifications and term. With 40 free surface parking spaces and immediate availability in Douglas County — the #7 county nationally for median household income — this is a rare prime retail opportunity.



EXTERIOR — SUITE 200 STOREFRONT



INTERIOR — ENTRY & COUNTER



INTERIOR — RETAIL FLOOR

PROPERTY HIGHLIGHTS

BUILDING SF	5,556 SF Total
LOT SIZE	0.91 AC · 39,640 SF
PARKING	40 Surface · Free
WALK SCORE	60 / Walkable
ADJACENT TENANT	Starbucks
PARK MEADOWS MALL	1.5M+ SF · Steps Away
I-25 ACCESS	Direct · County Line

DEMOGRAPHICS — LONE TREE

2025 POPULATION	15,278
POP. GROWTH (2020–25)	+7.8%
MEDIAN HOME VALUE	\$874,100
BACHELOR'S DEGREE+	71.2%
DOUGLAS CO. INCOME RANK	#7 Nationally

PUBLIC RECORD DATA

COUNTY	Douglas, CO
ZONING	PD (Planned Dev.)
YEAR BUILT	2008
BUILDING CLASS	Class B
TENANCY	Multiple
SUBMARKET	HR—Lone Tree
DENVER DISTANCE	~18 Mi / ~25 Min

LOCATION & ACCESS

DIA DISTANCE	32 Mi / 41 Min
RTD LIGHT RAIL	County Line ~0.5 Mi
HIGHWAY ACCESS	I-25 & C-470 Direct
RETAIL CORRIDOR	Park Meadows Trade Area
TRANSIT SCORE	10 · Walk Score 60