

RIDGEGATE STATION

Medical Office Building

SEC OF RIDGEGATE & I-25,
LONE TREE, COLORADO



FOR LEASE

- Up to 20,000 SF Medical Building
(open to various size users)
- Anticipated Timing:
Ready for Tenant Construction Q1 of 2026
- Contact Brokers for Lease Rate



Colliers

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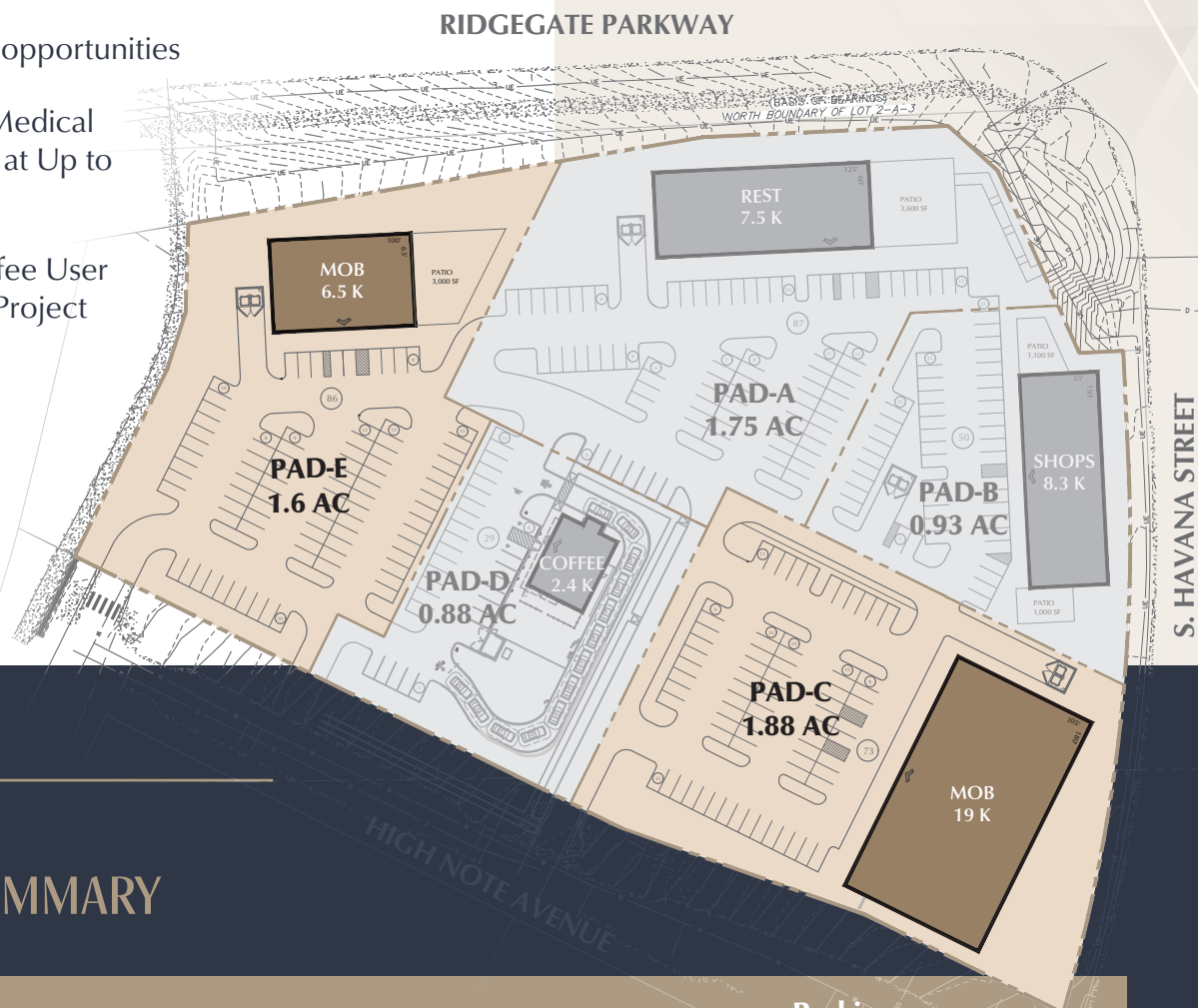
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PRELIMINARY SITE PLAN & USE SUGGESTIONS

PRELEASING NOW

The development site is 7 acres at the southwest corner of RidgeGate Parkway and S. Havana Street. We have an exciting opportunity to offer a program that includes:

- 2 pad or MOB opportunities
- A single-story Medical Office Building at Up to 20,000 SF
- A National Coffee User Committed to Project
- Retailers and Restaurants



PROJECT SUMMARY

| | Site | Building | Parking Provided |
|-----------------------|---------|-----------------|------------------|
| Pad-C MOB | 1.88 AC | Up to 20,000 SF | 73 |
| Pad-E Flexible Use | 1.81 AC | 6,500 SF | 86 |

THE OPPORTUNITY



Adjacent to I-25 with opportunity for building signage



Central location to all of the south metro area



Robust surrounding residential growth in one of south metro's fastest growing communities



Unmatched highway adjacent access



Close proximity to Sky Ridge Medical Center and multiple nearby medical facilities



Walking distance to RTD's RidgeGate Parkway Station with Park-n-Ride and bus transfer station.

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES | |
|--------------------------------|--------------|------------------|------------------|--|
| POPULATION | | | | |
| 2024 Total Population | 4,200 | 49,870 | 173,657 | Projected Population Growth: 12,808 |
| 2029 Total Population | 4,540 | 55,822 | 186,465 | |
| 2024 Total Daytime Population | 5,504 | 69,577 | 211,886 | |
| Workers | 3,861 | 46,606 | 132,451 | |
| Residents | 1,643 | 22,971 | 79,435 | |
| HOUSING | | | | |
| 2024 Housing Units | 2,379 | 20,835 | 68,038 | Projected Housing Growth: 5,965 |
| Owner Occupied Housing Units | 22.9% | 54.1% | 67.2% | |
| Renter Occupied Housing Units | 67.9% | 39.9% | 28.7% | |
| Vacant Housing Units | 9.2% | 5.9% | 4.1% | |
| 2029 Housing Units | 2,552 | 23,437 | 74,003 | |
| Owner Occupied Housing Units | 23.8% | 52.0% | 66.0% | |
| Renter Occupied Housing Units | 68.4% | 42.6% | 30.0% | |
| Vacant Housing Units | 7.8% | 5.4% | 3.9% | |
| MEDIAN HOUSEHOLD INCOME | | | | |
| 2024 | \$106,595 | \$132,864 | \$141,277 | |
| 2029 | \$119,207 | \$152,489 | \$157,927 | |
| MEDIAN HOME VALUE | | | | |
| 2024 | \$729,469 | \$687,332 | \$656,688 | |
| 2029 | \$833,333 | \$735,903 | \$702,070 | |
| MEDIAN AGE | | | | |
| 2024 | 38.8 | 37.1 | 38.2 | |
| 2029 | 40.9 | 38.4 | 39.3 | |
| 2024 CONSUMER SPENDING | | | | |
| Health Care Total | \$20,250,060 | \$217,454,708 | \$754,234,562 | |
| Average Spent | \$9,375.03 | \$11,095.76 | \$11,559.15 | |



PROPERTY & LOCATION OVERVIEW



SURROUNDING DEVELOPMENT

- 1 **Grocery Center:**
 - Pad delivery to King Soopers Fall 2025
 - Store opening Fall 2026
- 2 **East Couplet:**
 - Century Living Multifamily now under construction
 - Koelbel Senior Affordable now under construction
- 3 **RG Station Area:**
 - The Reserve Senior Multifamily completion/opening March 2025
- 4 **RidgeGate East Master Planned Development:**
 - 8,000 homes at build-out
- 5 **Lyric Neighborhood:**
 - 100 homes occupied
 - 450 homes sales/year 2025-2028 to 1,900 home buildout
- 6 **Lone Tree Civic Projects:**
 - Justice Center starting construction early 2025
 - Public Works Center starting construction early 2025
 - Phase 1 High Note Regional Park starting construction Fall 2025
- 7 **Lone Tree City Center:**
 - Planned mixed use Urban Center with estimated 5,000 residents and up to 35,000 new jobs
- 8 **Sky Ridge:**
 - 750+ permanent healthcare jobs
 - 284 bed hospital
 - 35,000+ patients annually
- 9 **Adjacent Properties:**
 - AVRA at RidgeGate: complete 540 units
 - Talus Affordable Apartments: 67 units



BROKERAGE DISCLOSURE

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