1,400 SF AVAILABLE - CURRENTLY SUBWAY

9227 E. Lincoln Ave., Suite 600, Lone Tree, CO 80124

FOR LEASE



PROPERTY HIGHLIGHTS

- Currently open as a Subway- Landlord seeking possession of space by Summer 2026
- CHUCK & DON'S PET FOOD & SUPPLIES AND BODYBAR PILATES LEASES ARE NEW TENANTS COMING SOON!
- Heritage Hills is located 5 minutes west from Lone Tree City Center - a 400 acres urban core development currently under construction
- Across the street from Sky Ridge Hospital and Medical Center
- Directly north of Lincoln Commons - a dynamic Super Target and Sprouts grocery store, mixed use development with AT&T, Five Guys, Qdoba, Sprint, Sports Clips, Firehouse Subs, First Citizens Bank, Snooze, Garbanzo's, Supercuts, and many more other well known retailers
- Join SAFEWAY, Safeway Liquor, McDonalds, 1st Bank, Vapor World, Subway, H & R Block, Great Clips, Taco Bell, Image Studios, Polman Credit Union, Discount Tire, Moonga Sushi, and other long standing tenants
- Down the street from the expanded 650,000 SF Charles Schwab campus and conference center and the regional office for Kiewit
- VERY HIGH 1 -5 mile household incomes
- Adjacent to the expanding RidgeGate master planned mixed use community with 3,000+ new residents projected in near future

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TRAFFIC COUNTS

E. Lincoln Ave. E of S. Yosemite St.	41,145/vpd
E. Lincoln Ave. W of S. Yosemite St.	32,075/vpd
E. Lincoln Ave. W of Commons St.	29,025/vpd

*Traffic Counts & Demographics provided by CoStar

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	14,748	73,155	201,261
2025 Average Household Income	$152,287	$155,953	$164,326
Businesses	2,207	6,460	15,597
Employees	11,580	63,088	1146,990

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	5 - 10 year term
Total Space:	1,400 SF	Lease Rate:	$37 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
#106	Available	1,400 SF	NNN	$37.00 SF/yr	Space built out with typical Subway restaurant interior. FFE negotiable for next tenant.

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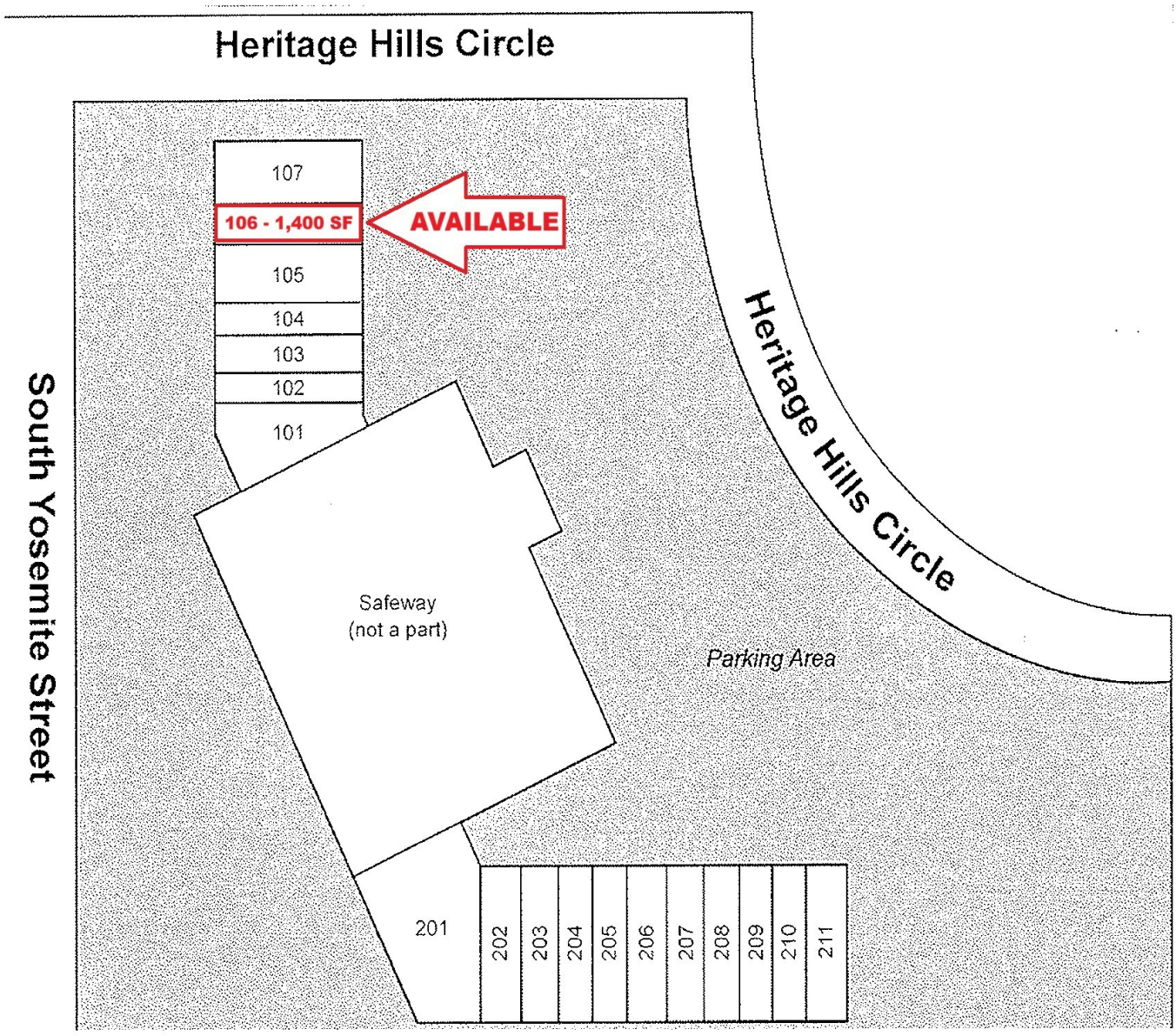
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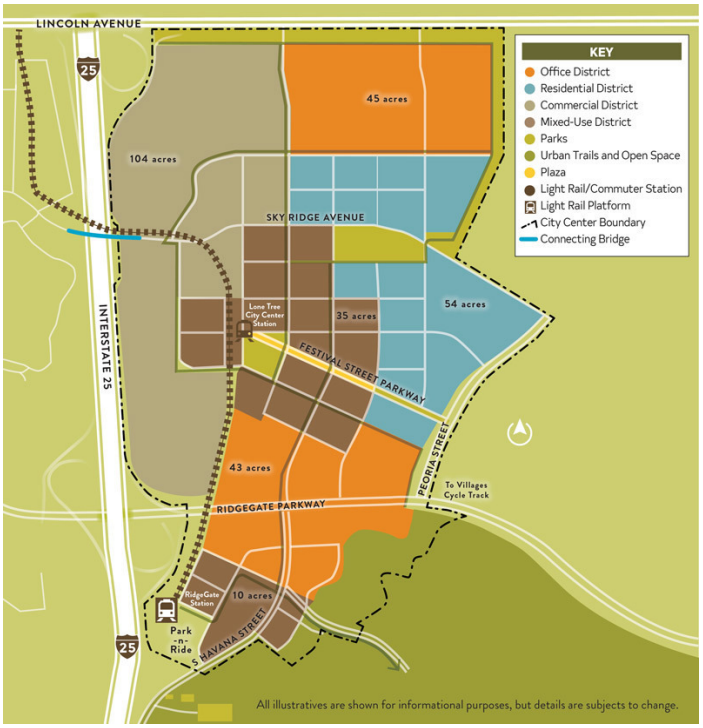
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BUILT-IN VIBRANCY

Lone Tree City Center will naturally tap into the economic vibrancy of the Denver South region. Six Fortune 500 Companies call this region home. Denver South has the highest concentration of high tech and corporate workers in the metropolitan area. The City of Lone Tree has multiple retail, healthcare and class A office projects.

LONE TREE CITY CENTER

The Denver Metropolitan Region is growing at a rate faster than any other point in its history due to strong business relocation and job expansion, population growth, emerging innovation and a desirable quality of life. The City of Lone Tree, in partnership with RidgeGate, has set a high standard for creating quality neighborhoods and parks, municipal services, cultural amenities and mixed use districts. The Lone Tree City Center, located on the east side of I-25 and just south of Lincoln Avenue, will cultivate a dynamic and inclusive mixed use urban center south of Denver that anticipates the needs of the region.

The 400-acres urban core on RidgeGate's east side will continue to grow and evolve over the next few decades, situated around two light rail stations and mixed-use transit-oriented development. The core area of the Lone Tree City Center will span 32 city blocks, with up to 8 -10 million square feet of office, hotel, residential, retail, dining and entertainment offerings, all walkable to the City Center Rail Station. Corporate campus sites will be strategically flanked along the I-25 frontage. Urban style homes will accommodate approximately 5,000 residents in the district. Up to 35,000 new jobs will be created as the Lone Tree City Center comes to life.

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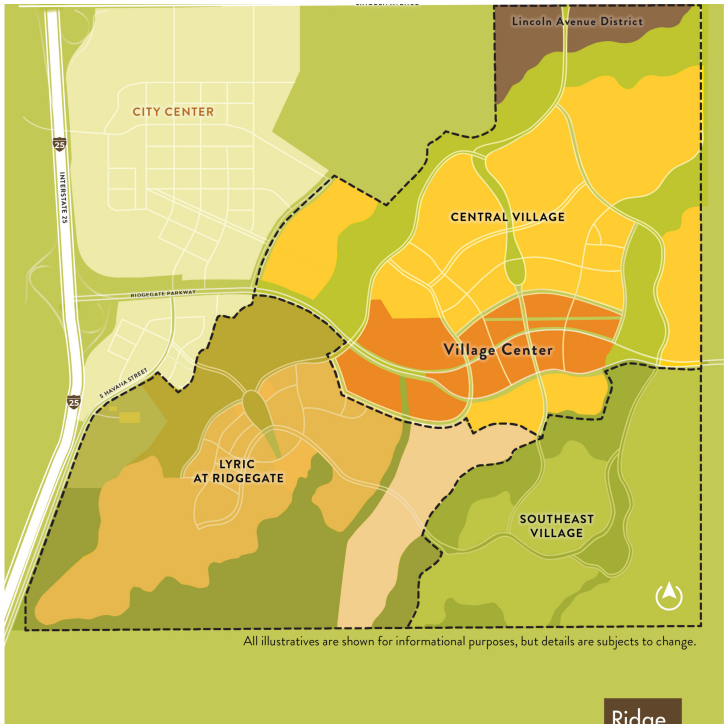
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CONNECTIVITY

The City Center benefits from two new rail stations on the Southeast Light Rail Line: the Lone Tree City Center Station (City Center Station) and the end-of-line RidgeGate Parkway Station (RidgeGate Station).

You'll find easy access to airports from RidgeGate. Denver International Airport, the largest airport in the region, is located just 30 minutes northeast of RidgeGate. Centennial Airport is a quick 10 minutes away and is the major reliever airport in the region for corporate and charter flights.

Plus, RidgeGate's south-central location along the I-25 corridor makes it a straight shot north



HOMES

As a mixed-use district, Lone Tree City Center will offer 2,500 urban style residences within this walkable downtown area. Homes will be conveniently centered around a 4.6 acre public park. There will also be other diverse residential villages within walking distance, accented with parks and plaza for outdoor movies, farmers' markets and other community events.

VILLAGE CENTER

The mixed-use Village Center is located in the heart of the east side of RidgeGate, where RidgeGate Parkway splits into separate one-way roads. This Center will provide vibrant commercial, retail, dining and civic amenities to serve local residents, as well as the neighboring Central Village, Southeast Villages and Lyric at RidgeGate. Village Center is accessible via car along RidgeGate Parkway, and is walkable from all of the estimated 8,000 residential units that will be built on the east side of RidgeGate.

Uses:

*King Soopers anchored center coming 2027
*Ground floor retail, dining, entertainment
* High-density residential

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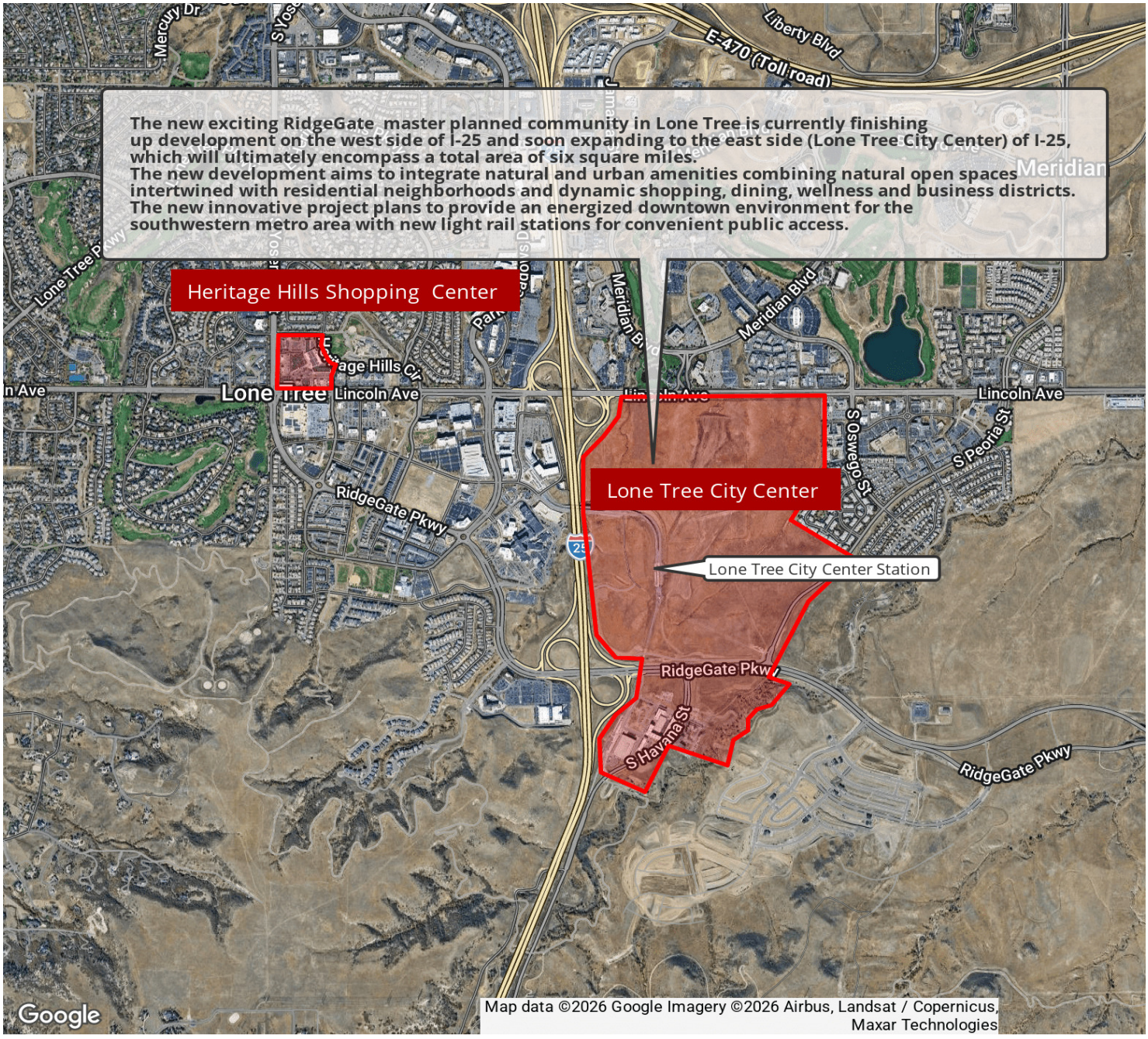
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