



LONE TREE VILLAGE

Lone Tree, Colorado

THERE ARE NOW
TWO SIDES TO THE
RIDGEGATE STORY

Regency[®]
Centers.

■■■ COVENTRY
DEVELOPMENT CORPORATION

DEVELOPMENT BY REGENCY CENTERS AND CONVENTRY



THE NEIGHBORHOOD

BRINGING A QUALITY SHOPPING EXPERIENCE TO THE MARKET

RidgeGate Parkway has quickly become a key commercial corridor, fueled by exceptional growth in both residential and retail demand. With over 119,000 vehicles per day traveling along I-25 and up to 41,000 more along RidgeGate Parkway, the area's transformation is unmistakable. What was once a two-lane road is now a six-lane thoroughfare, built to accommodate up to 71,000 vehicles per day—making access smoother and the customer base stronger.

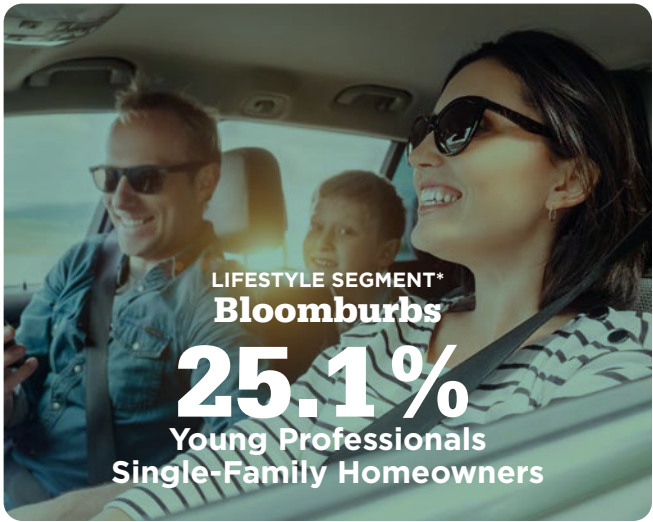
At Regency Centers, we're activating this momentum through our Fresh Look® approach—thoughtful placemaking paired with a curated merchandising mix to deliver an elevated, community-centric retail experience - Lone Tree Village. On the east side of Lone Tree Village, this vision is taking shape as a dynamic downtown destination. With walkable mixed-use neighborhoods, seamless light rail access, and a year-round calendar of inviting events, this is a place where connection and commerce thrive together.



DEMOGRAPHIC SNAPSHOT

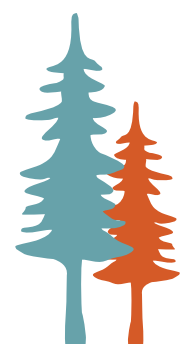


	3-Mile Radius	5-Mile Radius	10-Minute Drive
Population	53,798	162,378	64,530
Total Daytime Population	60,519	206,813	75,537
Average Household Income	\$181,246	\$169,340	\$167,981
Median Home Value	\$654,467	\$641,217	\$632,236
Bachelor's Degree & Above	68.4%	63.7%	64.3%

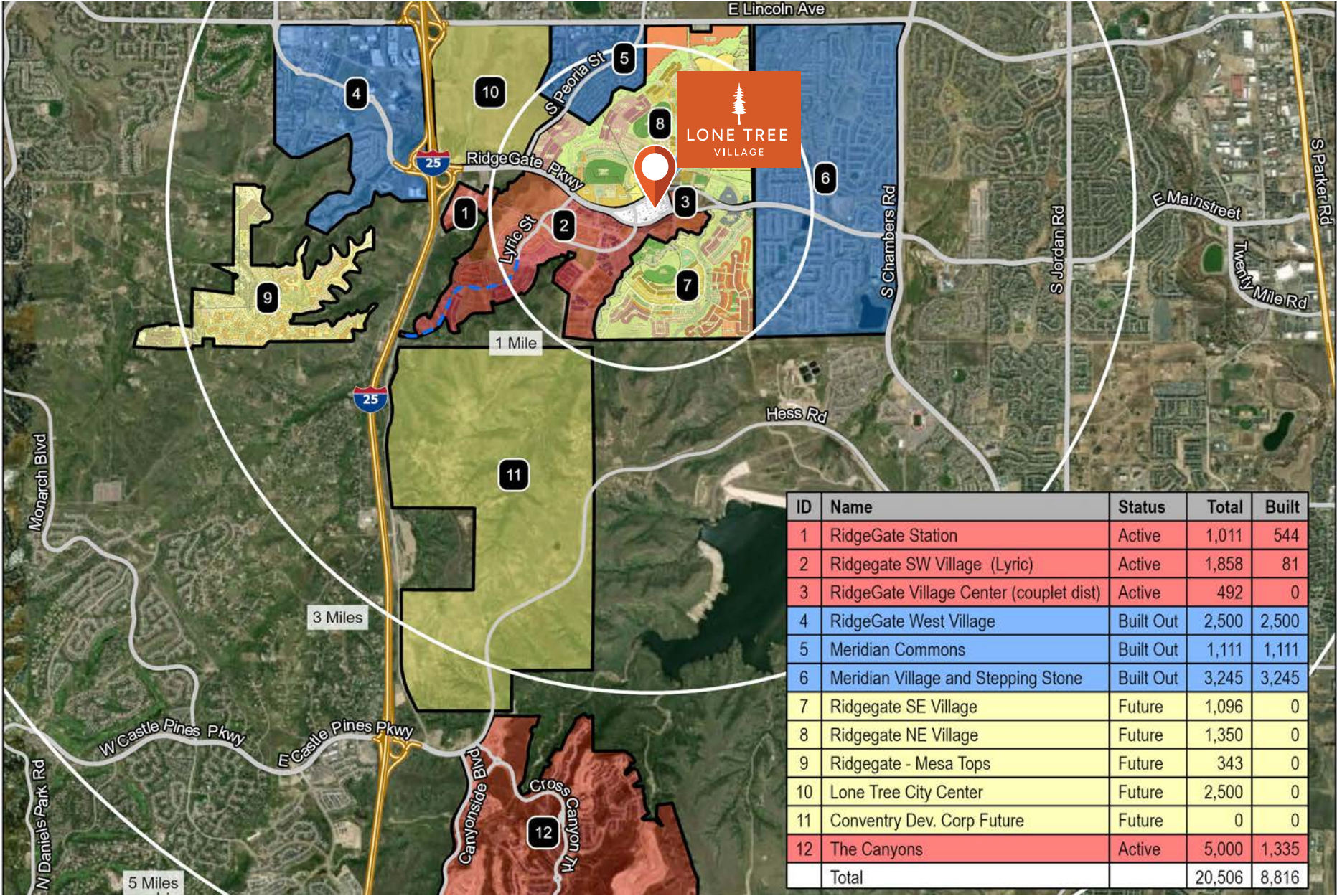


* Lifestyle demographics based on a 3-Mile Radius. Source: Nielsen PRIZM Data

GROCERY COMPETITION



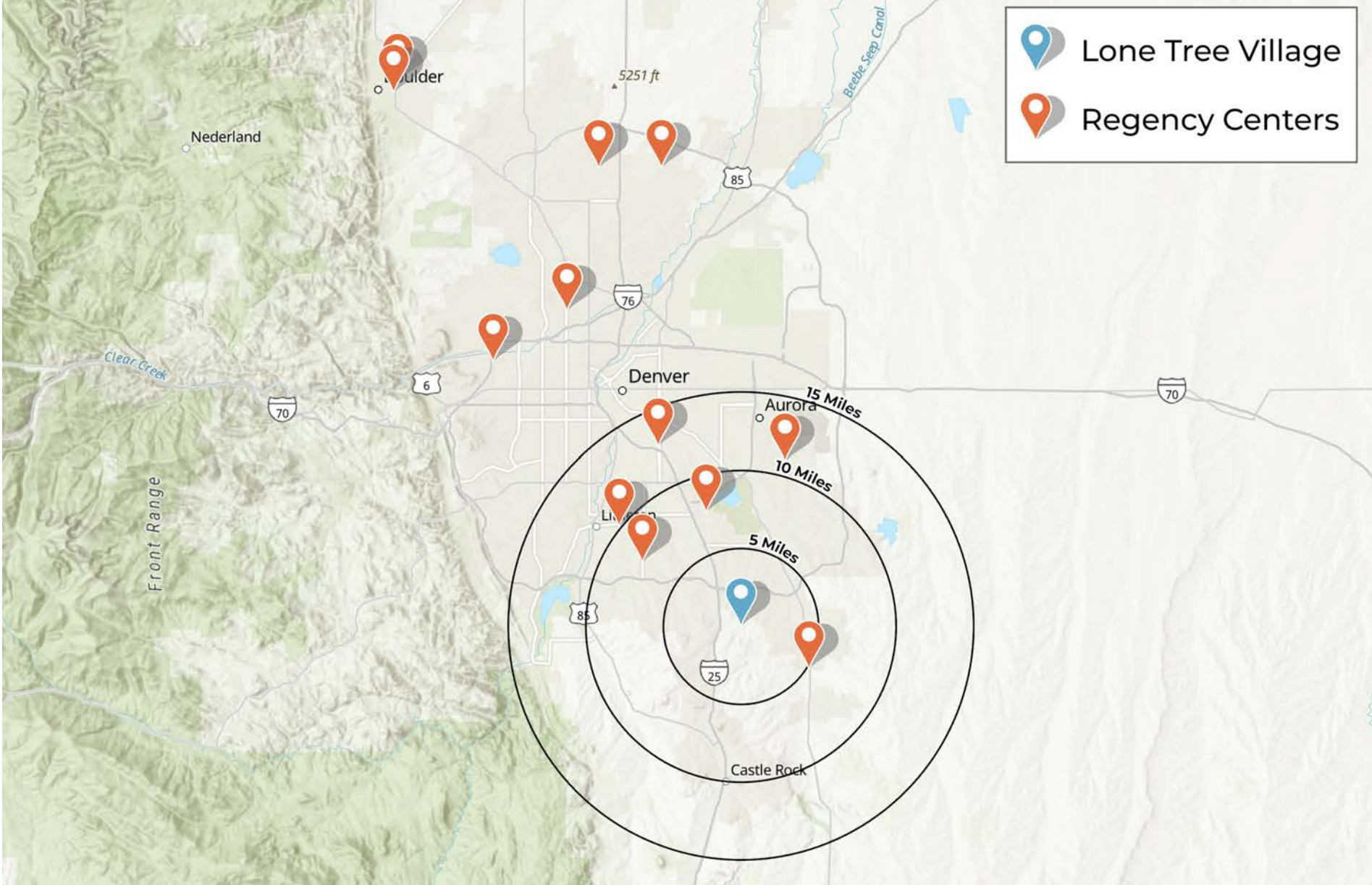
RESIDENTIAL DEVELOPMENT



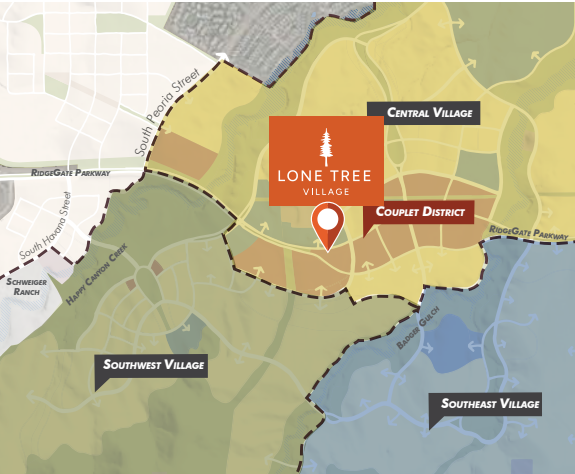
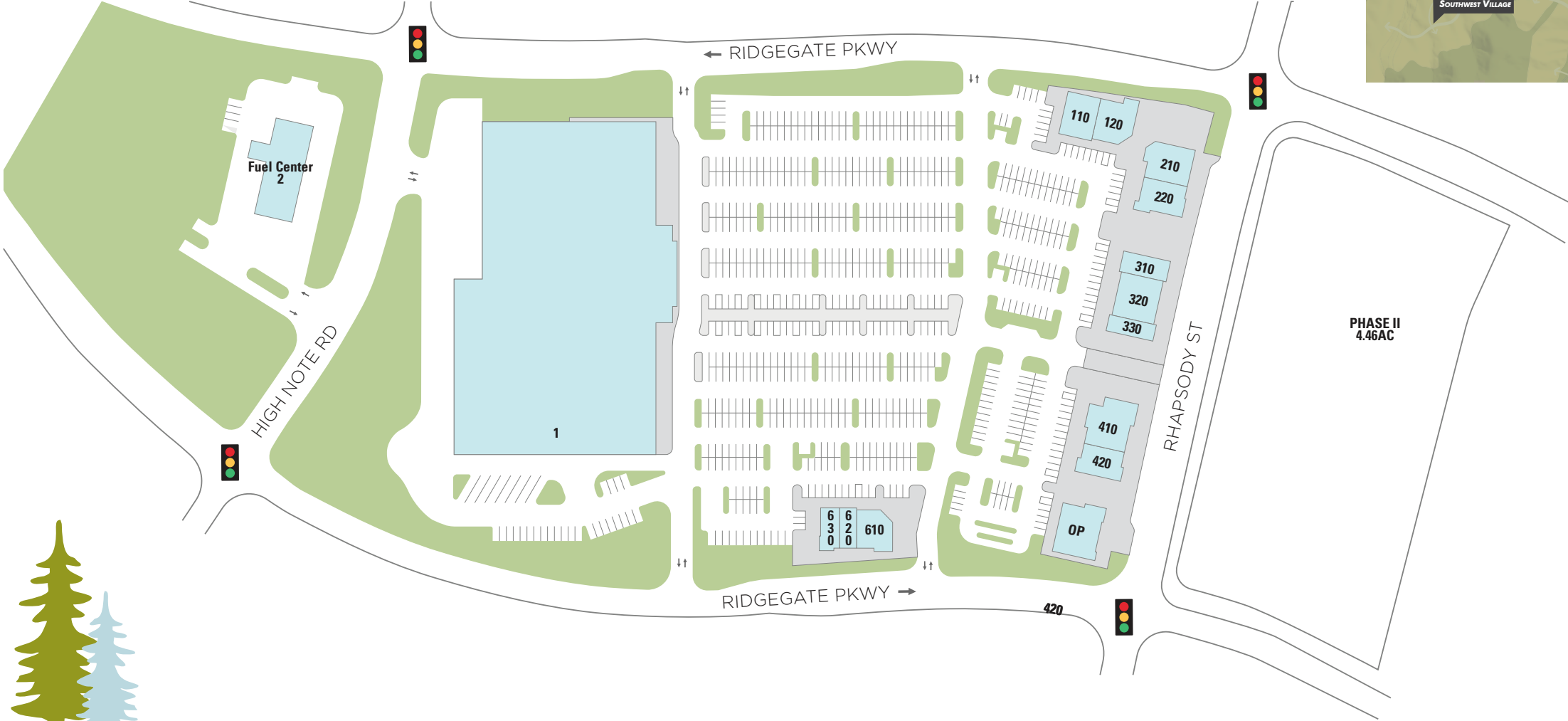
SITE AERIAL



SITE LOCATION



SITE PLAN



CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS



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CONCEPTUAL RENDERINGS





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