



## LONE TREE VILLAGE

Lone Tree, Colorado

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T H E R E   A R E   N O W  
T W O   S I D E S   T O   T H E  
R I D G E G A T E   S T O R Y

Regency®  
Centers.  COVENTRY  
DEVELOPMENT CORPORATION

DEVELOPMENT BY REGENCY CENTERS AND COVENTRY



# 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.

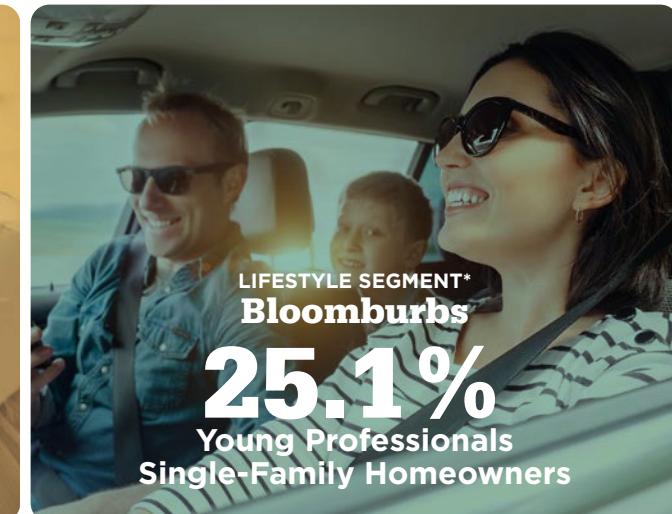
At Regency Centers, we're activating this momentum through our Fresh Look® approach—thoughtful placemaking paired with a curated merchandising mix to deliver an elevated, community-centric retail experience - Lone Tree Village. On the east side of Lone Tree Village, this vision is taking shape as a dynamic 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

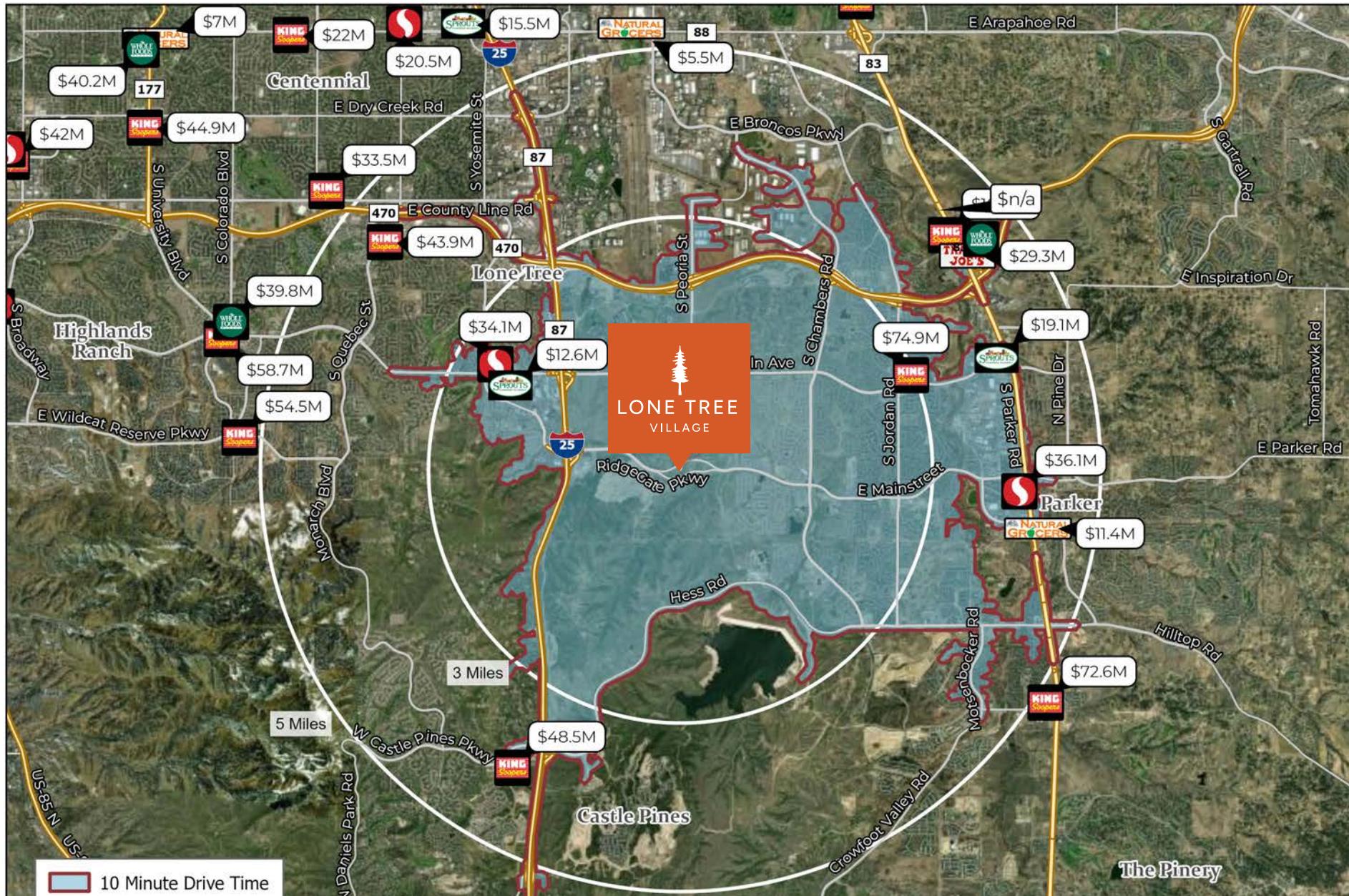
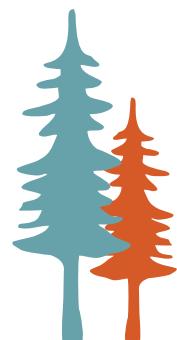


		3-Mile Radius	5-Mile Radius	10-Minute Drive
	Population	53,798	162,378	64,530
	Total Daytime Population	60,519	206,813	75,537
	Average Household Income	\$181,246	\$169,340	\$167,981
	Median Home Value	\$654,467	\$641,217	\$632,236
	Bachelor's Degree & Above	68.4%	63.7%	64.3%

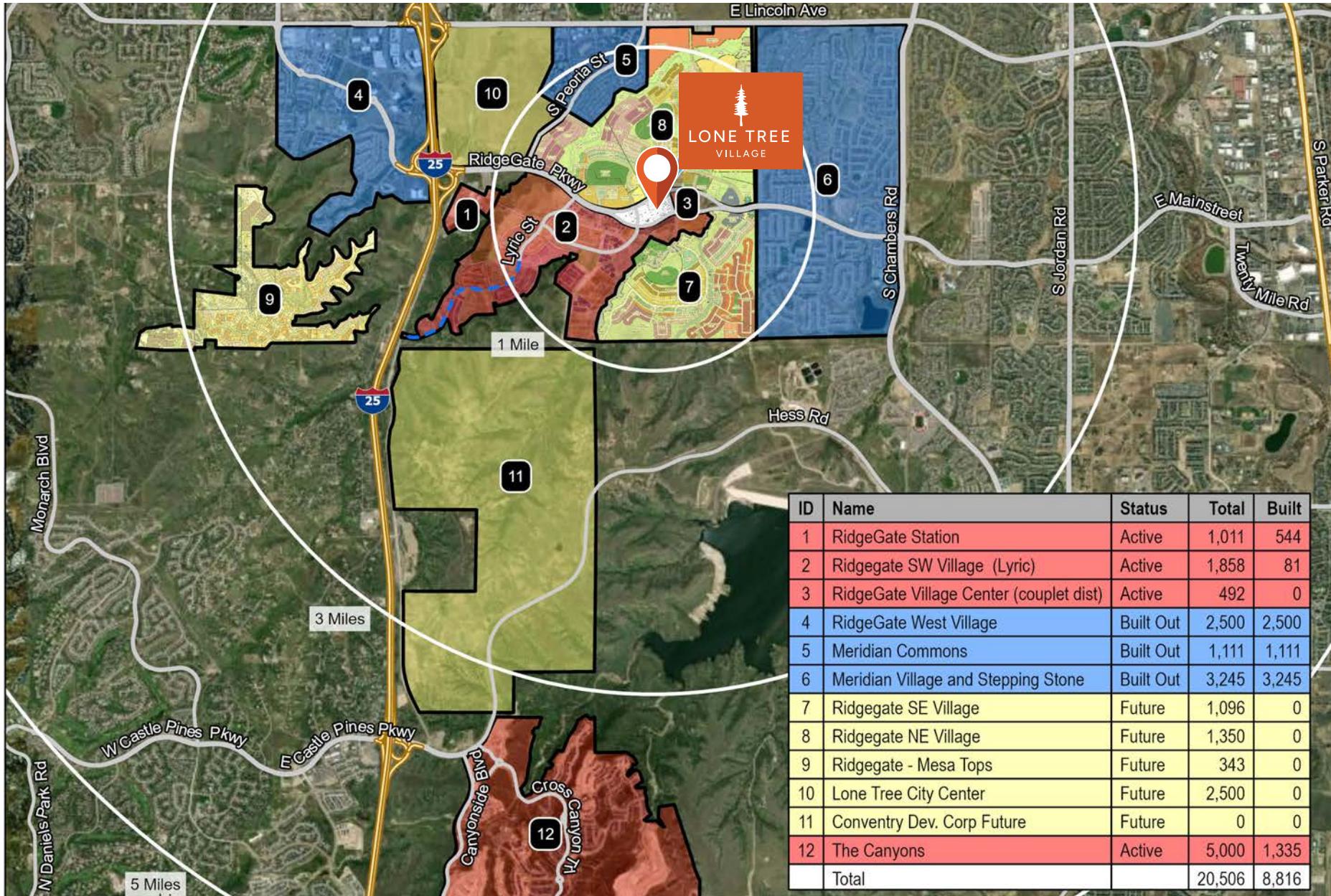


\* Lifestyle demographics based on a 3-Mile Radius. Source: Nielsen PRIZM Data

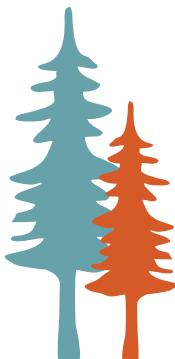
# GROCERY COMPETITION



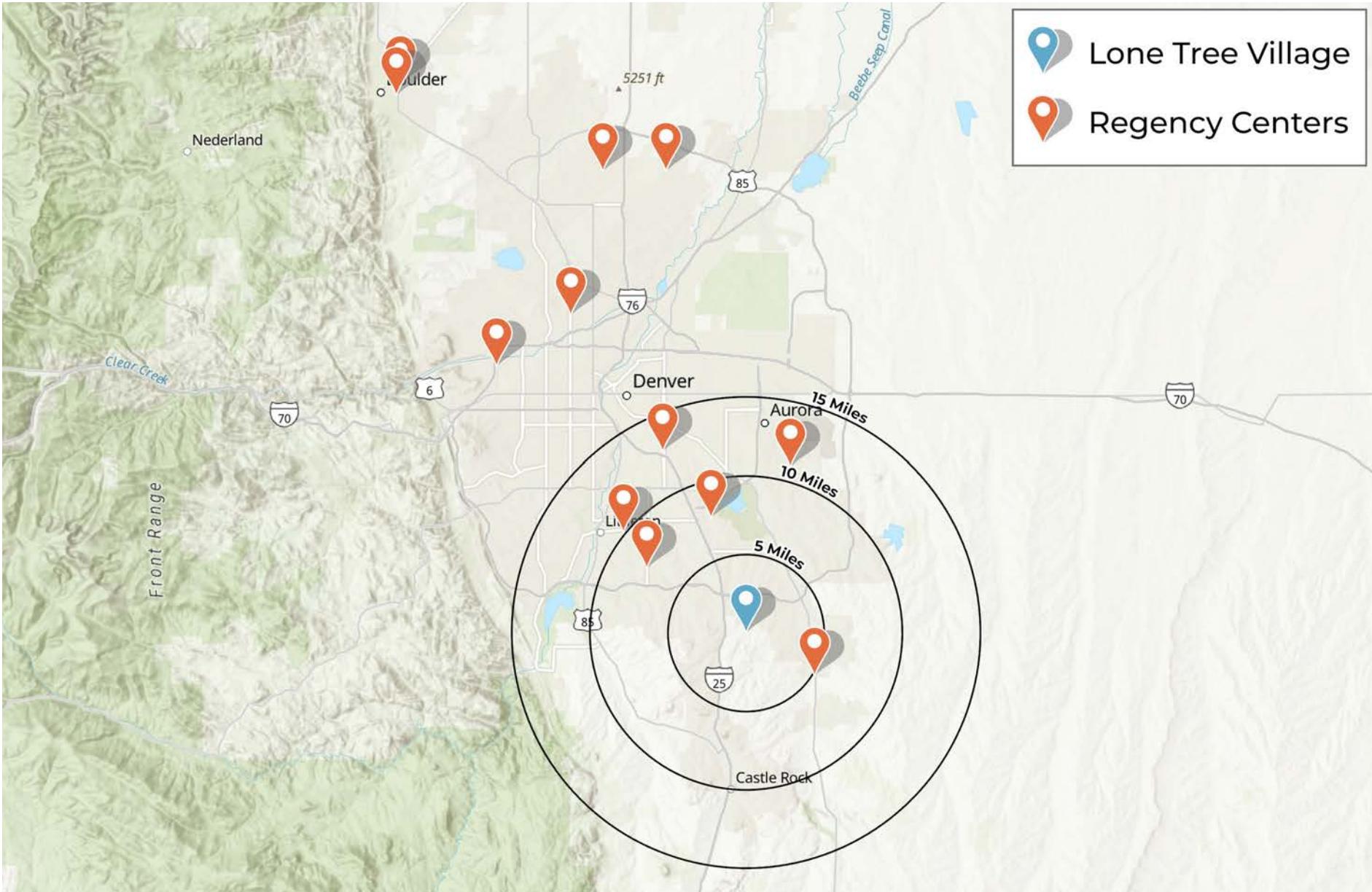
# RESIDENTIAL DEVELOPMENT



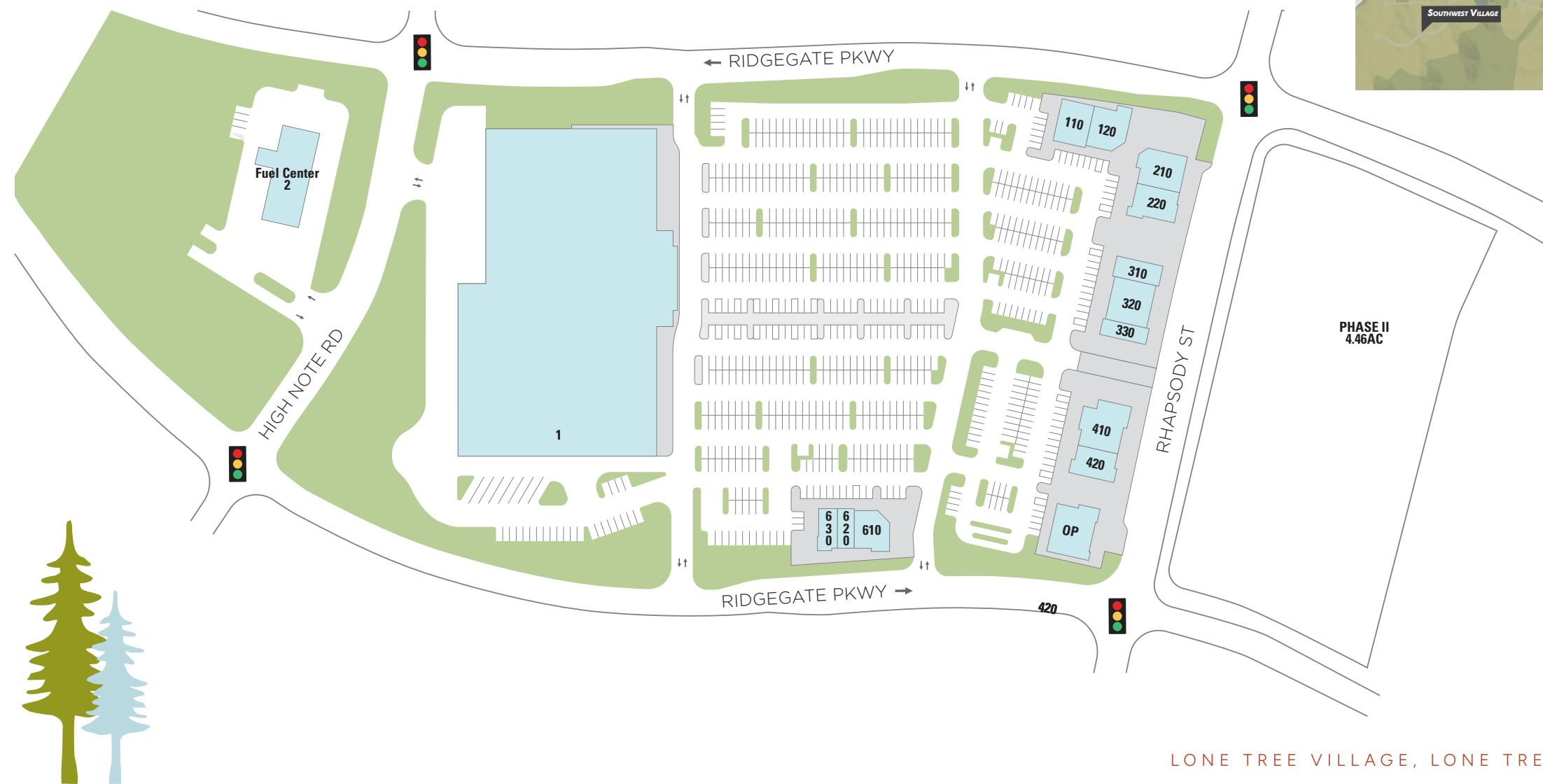
# SITE AERIAL



# SITE LOCATION



# SITE PLAN



PHASE II  
4.46AC

# CONCEPTUAL RENDERINGS

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# CONCEPTUAL RENDERINGS

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