



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 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



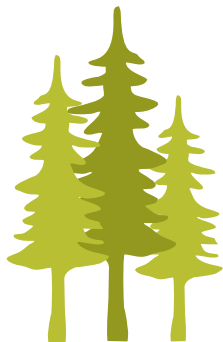
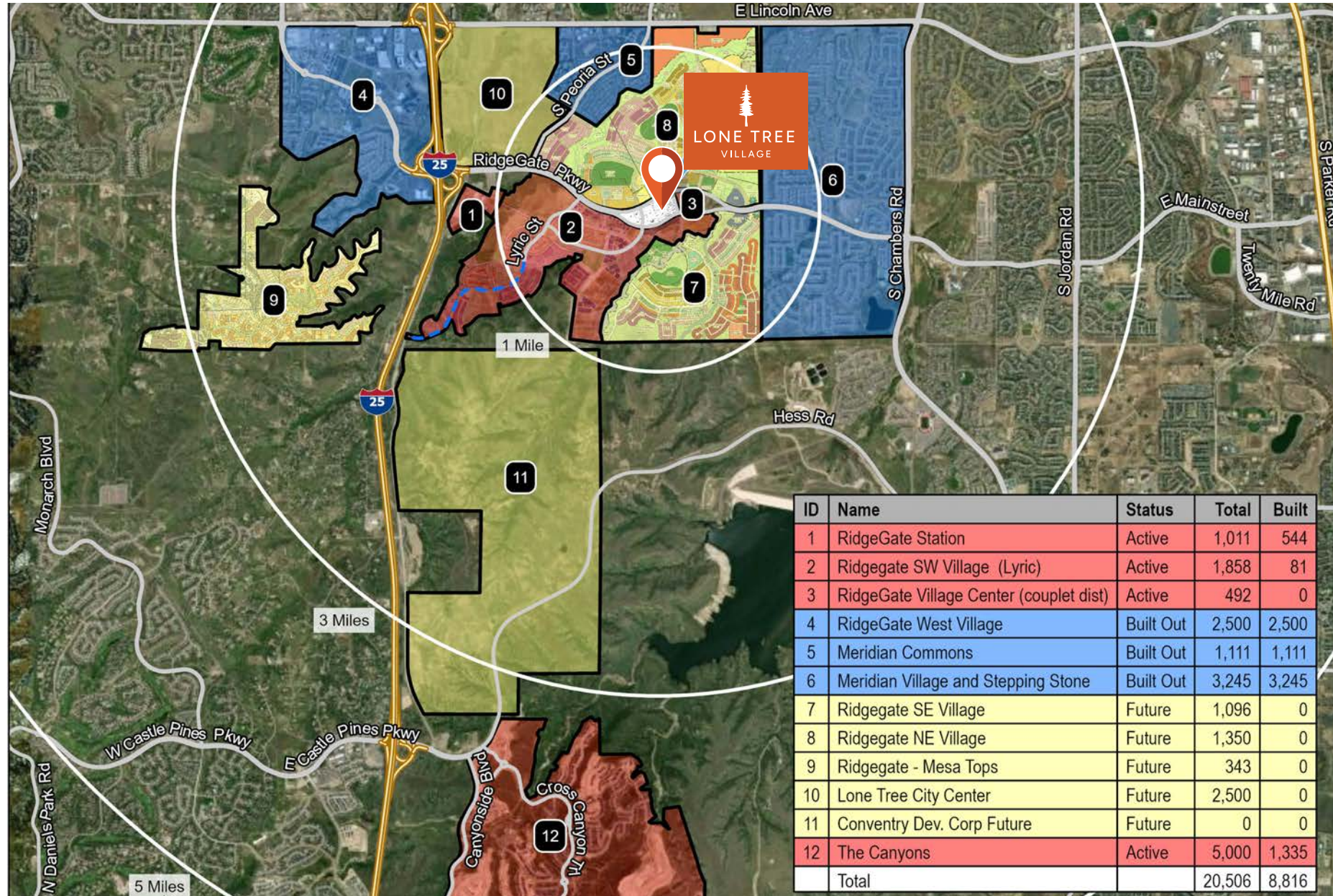
	3-Mile Radius	5-Mile Radius	10-Minute Drive
Population	53,798	162,378	64,530
Total Daytime Population	60,519	206,813	75,537
Average Household Income	\$181,246	\$169,340	\$167,981
Median Home Value	\$654,467	\$641,217	\$632,236
Bachelor's Degree & Above	68.4%	63.7%	64.3%

LIFESTYLE SEGMENT*
Professional Pride
25.8%
 Well-Educated Professionals
 Goal-Oriented Families

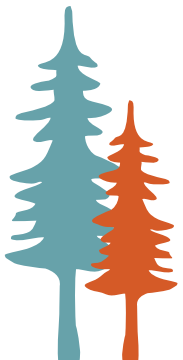
LIFESTYLE SEGMENT*
Bloomburbs
25.1%
 Young Professionals
 Single-Family Homeowners

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

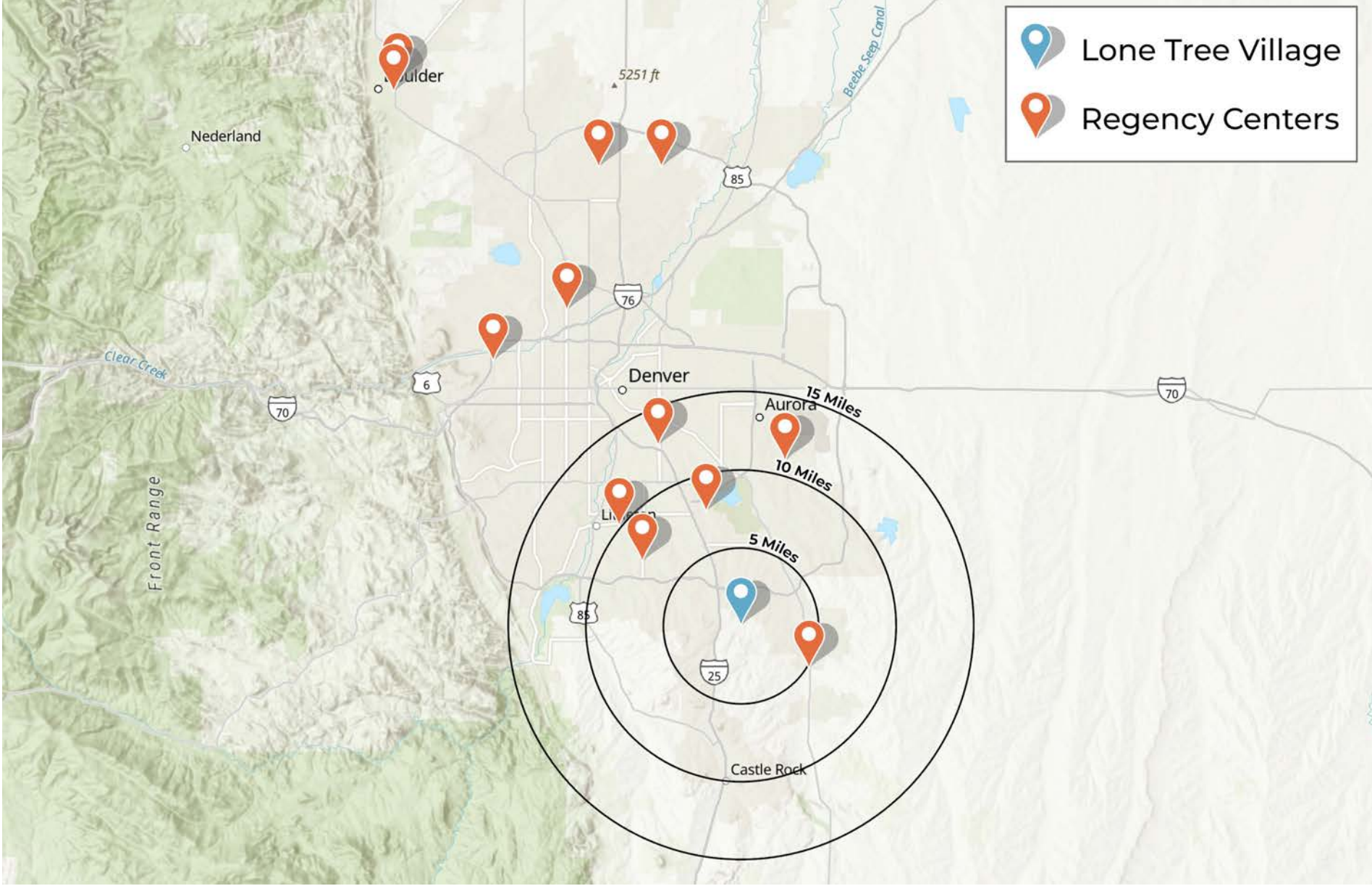
RESIDENTIAL DEVELOPMENT



SITE AERIAL



SITE LOCATION



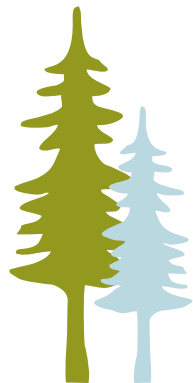
SITE PLAN

AVAILABLE		SF
110	AVAILABLE	1,008
120	AVAILABLE	2,100
130	AVAILABLE	2,627
210	AVAILABLE	2,370
220	AVAILABLE	1,801
230	AVAILABLE	1,857
330	AVAILABLE	1,658
420	AVAILABLE	3,356
430	AVAILABLE	1,171
610	AVAILABLE	2,700
620	AVAILABLE	1,918
OP		0.10 AC

LEASED		
1	KING SOOPERS	123,000
2	KING SOOPERS FUEL PAD	208
310	JERSEY MIKE'S SUBS	1,234
320	BLUE SKY NAILS & LASH	4,251
410	HANDELS ICE CREAM	1,760
630	GREAT CLIPS	913



AVAILABLE ■ LEASED ■ NAP (NOT A PART)



CONCEPTUAL RENDERINGS



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A REGENCY CENTERS DEVELOPMENT