

PARK MEADOWS

LONE TREE, COLORADO



COLORADO'S ONLY RETAIL RESORT

- Park Meadows, Colorado's Only Retail Resort, features warm architecture and a spectacular setting that welcomes customers with timeless Colorado hospitality.
- Past recipient of ICSC's International Design and Development Award and the Urban Land Institute's Award of Excellence.
- Colorado flagship stores Nordstrom, Dillard's, Victoria's Secret, Arhaus and Pottery Barn operate at Park Meadows.
- Top performing retailers include American Girl, Victoria's Secret, Apple, Athleta, The LEGO Store, Peek, Vera Bradley, Brighton Collectibles, Swarovski, Banana Republic, Anthropologie, Michael Kors, John Atencio, Tesla, Microsoft, Crate & Barrel, Arhaus, Pottery Barn, Pottery Barn Kids, Williams-Sonoma, Urban Outfitters, A|X Armani Exchange, Madewell, Tommy Bahama, Sundance, M.A.C. Cosmetics and Sephora.
- 13 great restaurants call Park Meadows home, including national and local favorites P.F. Chang's China Bistro, The Cheesecake Factory, White Chocolate Grill, BRIO Tuscan Grille, Bonanno Brothers Pizzeria, Yard House and La Sandia. Park Meadows welcomes 3 additional restaurants opening in 2014 that are new to the Colorado market: Perry's Steakhouse & Grille, Seasons 52 and LYFE Kitchen.
- In 2013 Park Meadows welcomed Bonanno Brothers Pizzeria, francesca's, Build-A-Bear Workshop, Peek and others, while 2014 brings Magellan's, an expanded lululemon athletica and more exciting stores soon to be announced.
- Top three performing categories at Park Meadows are women's apparel, children's apparel and active lifestyle retailers.

STRATEGICALLY LOCATED

- The retail resort is strategically located in Douglas County midway between Colorado's two largest cities: Denver and Colorado Springs.
- Douglas County is one of the fastest growing counties in the U.S. and is ranked number seven (7) in the top 25 wealthiest U.S. counties - reported by Forbes Magazine.
- Colorado's only shopping center with dual freeway access to I-25 and 470.
- Direct pedestrian access off the light rail from downtown Denver, the Convention Center and the Denver Tech center.

AFFLUENT SHOPPERS

- Park Meadows' trade area extends over 40 miles to the south and over 25 miles to the east and west.
- Park Meadows' trade area consists of a population of 968,760 in 391,357 households.
- The shopping center serves an affluent market with an average household income in the primary trade area of \$102,074.
- Park Meadows has a strong daytime population with its close proximity to the Denver Tech Center and expanding RidgeGate area including the development of a new national headquarters for Charles Schwab and \$117 million dollar addition to Skyridge Hospital to be completed in 2014.
- Park Meadows is a Colorado vacation destination as one of the top most visited attractions in the state.

MALL INFORMATION

LOCATION: 8401 Park Meadows Center Drive, Lone Tree, CO 80124

MARKET: Denver

DESCRIPTION: Colorado's largest two-level, enclosed shopping center with outdoor lifestyle feature (The Vistas) and a super-regional draw

ANCHORS: Nordstrom, Dillard's, Macy's, JCPenney, Dick's Sporting Goods

TOTAL RETAIL SQUARE FOOTAGE: 1,572,340

PARKING SPACES: 7,000

OPENED: 1996

TRADE AREA PROFILE

2013 POPULATION 968,760

2018 PROJECTED POPULATION 1,047,203

2013 HOUSEHOLDS 391,357

2018 PROJECTED HOUSEHOLDS 425,279

2013 MEDIAN AGE 38.1

2013 AVERAGE HOUSEHOLD INCOME \$102,074

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$118,280

5 - MILE RADIUS

2013 POPULATION 185,598

2018 PROJECTED POPULATION 198,622

2013 HOUSEHOLDS 73,131

2018 PROJECTED HOUSEHOLDS 78,742

2013 MEDIAN AGE 37.9

2013 AVERAGE HOUSEHOLD INCOME \$115,224

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$133,857

DAYTIME EMPLOYMENT

3 - MILE RADIUS 96,531

5 - MILE RADIUS 171,889

Source: Esri 2013

