

PRIME RETAIL FOR LEASE
TWENTY MILE STATION II

18901 E. MAINSTREET, PARKER, CO 80138



RATE REDUCED!



AVAILABLE

TASTE of Philly
GREENSBREAKS

BREAD & BUTTERS

PROPERTY FEATURES

- Available Immediately for Lease
- Ideal Mainstreet & Dransfeldt Retail Corner
- High Traffic Volume & Visibility
- Currently Built-out for Chiropractic Use
- Landlord Tenant Finish Allowance Negotiable
- Join Bread & Butters, Taste of Philly, At the Beach, Luxor Nails and Konark Grocers
- Building Signage Available
- 7 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

PROPERTY DETAILS

AVAILABLE	Unit E: ±1,966 SF
LEASE RATE	\$24.00 / SF NNN (Base Rent) \$28.00 / SF NNN
NNN / CAM RATE	\$11.69 / SF (Estimated)
MONTHLY RENT	\$5,847.21 (Estimated)
PARKING	Common Area / Shared
BUILDING SIZE	14,873 SF
Y.O.C.	1999
CITY / COUNTY	Parker / Douglas

2022 DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	40,873	\$133,056	\$452,043
5 Mile	119,537	\$137,208	\$467,558
10 Mile	502,626	\$141,247	\$480,780

PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering **±107,434 Residents**.
- 80134 is the **2nd Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

Vehicles Per Day (VPD)

Approx. 18,000 VPD at Mainstreet & Dransfeldt Rd.
Approx. 48,000 VPD on Parker Rd. at Mainstreet
Approx. 69,000 VPD on Parker Rd.

TREVEY COMMERCIAL
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BUILDING PLAN

				AVAILABLE Unit E 1,966 SF		
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