

PRIME RETAIL FOR LEASE TWENTY MILE STATION II

18901 E. MAINSTREET, PARKER, CO 80138



AVAILABLE

TASTE of Philly
GREENBURGS

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, Palm Beach Tan, Pure Barre, 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) |
| NNN / CAM RATE | \$12.27 / SF (Estimated) |
| MONTHLY RENT | \$5,942.24 (Estimated) |
| PARKING | Common Area / Shared |
| BUILDING SIZE | 14,873 SF |
| Y.O.C. | 1999 |
| CITY / COUNTY | Parker / Douglas |

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
10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

DAVID MARULLI
Capital Markets
david@trevey.com
C: 720-298-2840

NICK BEACH
V.P. Sales & Leasing
nbeach@trevey.com
C: 719-237-0880



BUILDING PLAN

| | | | | | | |
|--|--------------------|--|--|--|--|--|
| | <p>Luxor Nails</p> | | | <p>1,966 SF Available Unit E \$5,942.24 / Month</p> | | |
|--|--------------------|--|--|--|--|--|



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