

PRIME RETAIL FOR LEASE
CROWN POINT

18320 COTTONWOOD DRIVE, PARKER, CO 80138



AVAILABLE

PROPERTY DETAILS

| | |
|----------------|-------------------------------------|
| AVAILABLE | Suite 113: ±2,500 SF |
| LEASE RATE | \$35.00 / SF NNN <i>(Base Rent)</i> |
| NNN / CAM RATE | \$15.50 / SF <i>(Estimated)</i> |
| MONTHLY RENT | \$10,520.83 <i>(Estimated)</i> |
| PARKING | 4.16/1,000 SF |
| BUILDING SIZE | 18,051 SF |
| Y.O.C. | 2005 |
| CITY / COUNTY | Parker / Douglas |

PROPERTY FEATURES

- Great Retail Location in Crown Point Center Featuring Costco, Trader Joe's and New Whole Foods Market
- Former Huntington Learning Center Space with Extensive Usable Tenant Finish Improvements
- Good Visibility & Easy Access to Parker Road & E-470
- Immediately Adjacent to Trader Joe's, Raising Cane's, Freddy's and Mod Pizza with Plentiful Parking
- 18,051 SF Building Constructed in 2005
- Ample Parking: 4.16/1,000 SF
- 2 Minutes to E-470, 7 Minutes to I-25, and 30 Minutes to Downtown Denver

DEMOGRAPHICS

| Radius | Population | Income | Home Value |
|---------|------------|-----------|------------|
| 2 Mile | 29,662 | \$116,754 | \$467,389 |
| 5 Mile | 202,149 | \$145,448 | \$610,720 |
| 10 Mile | 692,228 | \$133,811 | \$566,270 |

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. 49,000 VPD on Cottonwood Dr. & Parker Rd. |
| Approx. 65,000 VPD at Parker Rd. & Crown Crest Blvd. |
| Approx. 69,000 VPD on Parker Rd. |

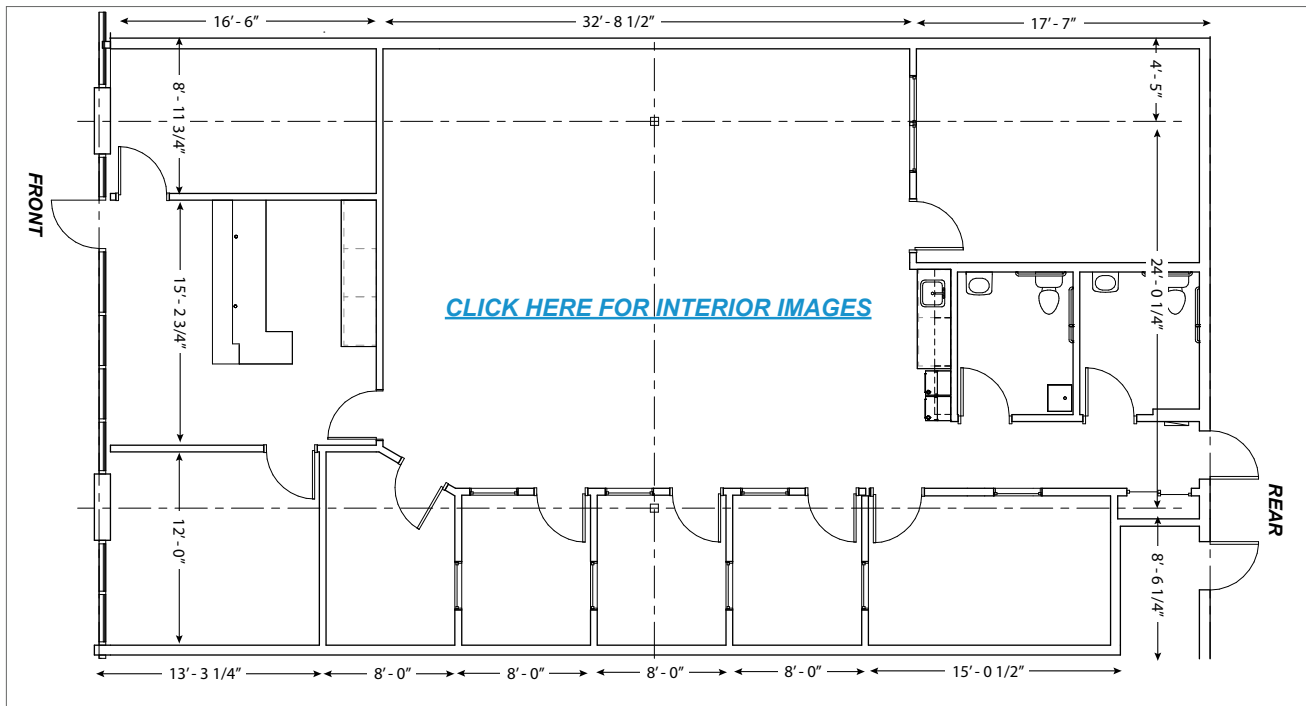
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FLOOR PLAN



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