

PRIME RETAIL FOR LEASE
TWENTY MILE MERCANTILE

18551 E. MAINSTREET, PARKER, CO 80134

TREVEY
 COMMERCIAL



**AVAILABLE
 2,152 SF
 END-CAP UNIT**

PROPERTY FEATURES

- 2,152 SF Former Cafe / Coffee Shop Available Immediately
- Ideal Mainstreet & Twenty Mile Road Retail Corner Adjacent to New West End on Mainstreet Project
- All FF&E & Seating Included in Lease Rate
- Outdoor Patio Seating Area
- No Grease Trap
- Building Signage Available
- Minutes from Downtown Parker with Easy Access to E-470 and Parker Road

PROPERTY DETAILS

AVAILABLE	Unit 111: ±2,152 SF
LEASE RATE	\$26.00 / SF NNN (Base Rent)
NNN / CAM RATE	\$11.00 / SF (Estimated)
MONTHLY RENT	\$6,635.00
PARKING	Common Area / Shared
BUILDING SIZE	24,972 SF
Y.O.C.	2005
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	45,768	\$141,936	\$594,926
5 Mile	140,336	\$143,683	\$618,026
10 Mile	548,888	\$148,579	\$622,090

PARKER MARKET SERVICE AREA

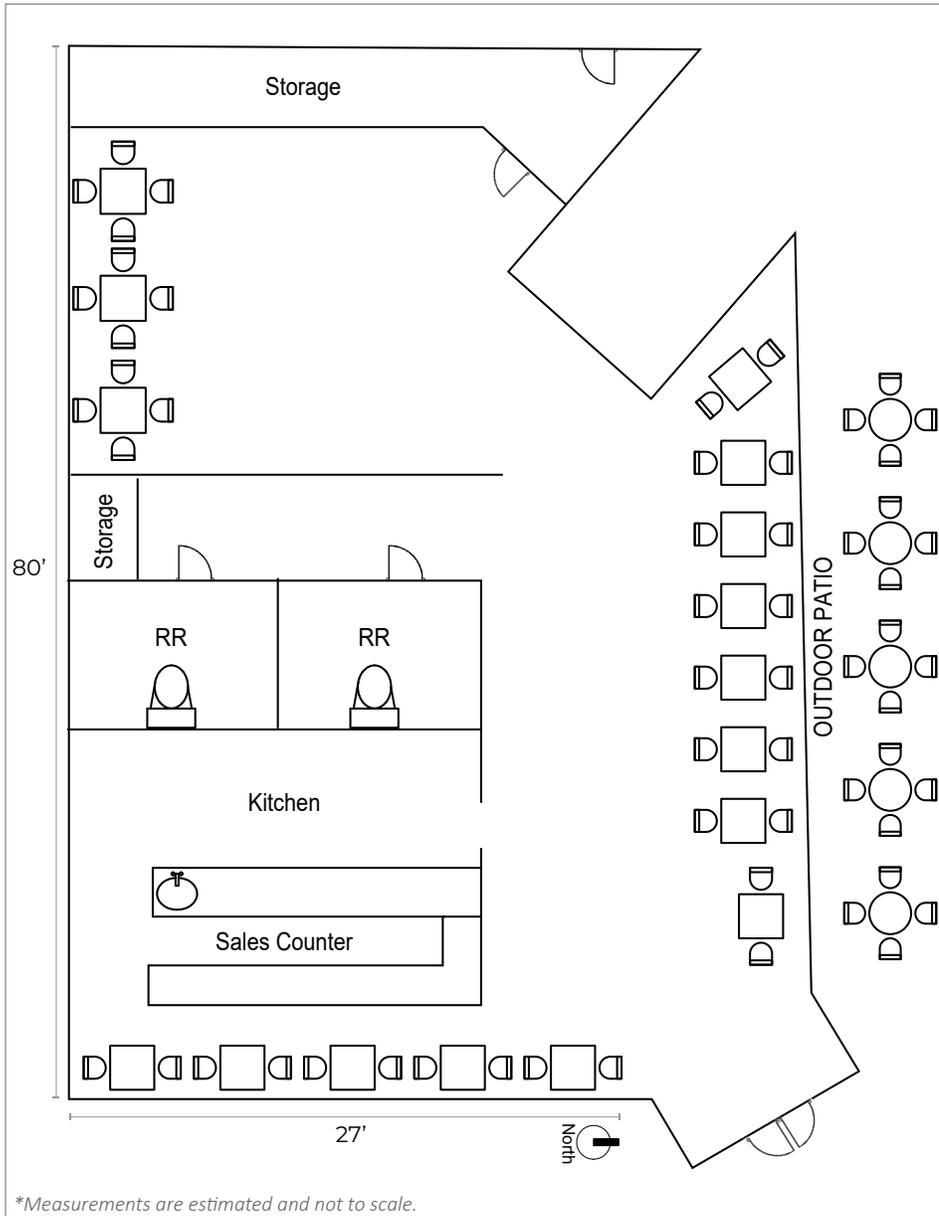
- Parker, CO consists of two zip codes (80134 & 80138) delivering ±111,000 Residents.
- 80134 is the #1 Most Populous Zip Code in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

Vehicles Per Day (VPD)

Approx. 18,000 VPD at Mainstreet & Dransfeldt Rd.
Approx. 22,000 VPD at Mainstreet & Twenty Mile Rd.
Approx. 50,000 VPD at Mainstreet & Parker Rd.

FLOOR PLAN



*Measurements are estimated and not to scale.



TENANT LIST:

- Back to Wellness
- Core Power Yoga
- Elements Massage
- Front Range Smiles
- Tip-to-Toe Nails
- Vesper Salon Studios

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