

RETAIL FOR LEASE



THE COMMONS

1842 S. PARKER ROAD, #3

DENVER, CO 80231

800 square feet

\$1,500.00 RENT
\$589.33 CAM
\$2,089.33 / MONTH

**Former coffee shop/food use
with floor drain and counters**



HIGHLIGHTS

- Busy neighborhood shopping center.
- Great signage and visibility from South Parker Road.
- Join Little Doggie Paradise, Registan Kebab House & J's Noodles Restaurants, Nazar Market, Red Rocks Spa, Advantage Pawn, veterinarian, to name a few.
- Many upgrades—newer roof, landscaping, newly painted; ample parking.
- Unincorporated Arapahoe County—lower sales tax rate for your customers.
- Surrounded by numerous apartment and residential communities.
- 2024 CAM Budget (\$8.84 PSF)

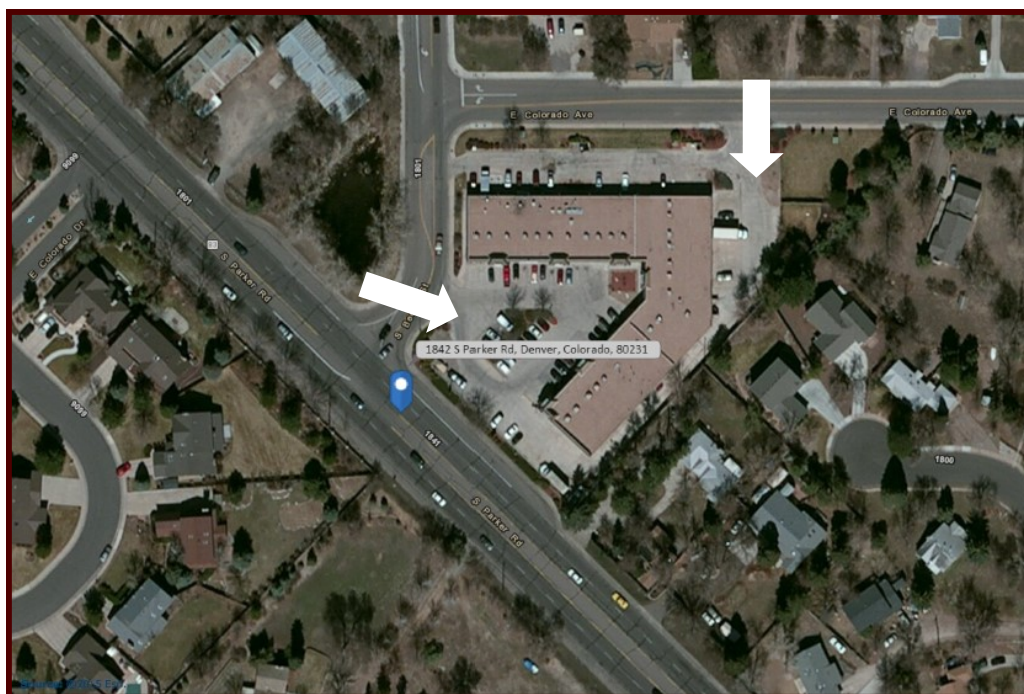
DEMOGRAPHICS (2023 est.)

<u>Radius</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	29,816	188,956	463,681
Households	14,724	87,205	203,807
Median Income	\$68,765	\$66,421	\$70,519
Traffic Counts	30,861 ~ vpd		

FOR MORE INFORMATION, PLEASE CALL:
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