

RETAIL FOR LEASE



**THE COMMONS
1842 S. PARKER ROAD, #9
DENVER, CO 80231**

2,697 square feet

**\$21.00 PSF BASE
\$10.11 PSF CAM**

**\$4,719.75 / Rent
\$2,272.22 / CAM
\$6,991.97 / Month**

HIGHLIGHTS

- Busy neighborhood shopping center.
- Great signage and visibility from South Parker Road.
- Join Registan Kebab House Restaurant, Nazar Market, Red Rocks Spa, Advantage Pawn, Little Doggie Paradise, Cherry Medical Supply, Exotic Smokes and African Mini Mall.
- Many upgrades - newly painted, landscaping, ample parking.
- Unincorporated Arapahoe County—lower sales tax rate for your customers.
- Surrounded by numerous apartment and residential communities.

DEMOGRAPHICS (2025)

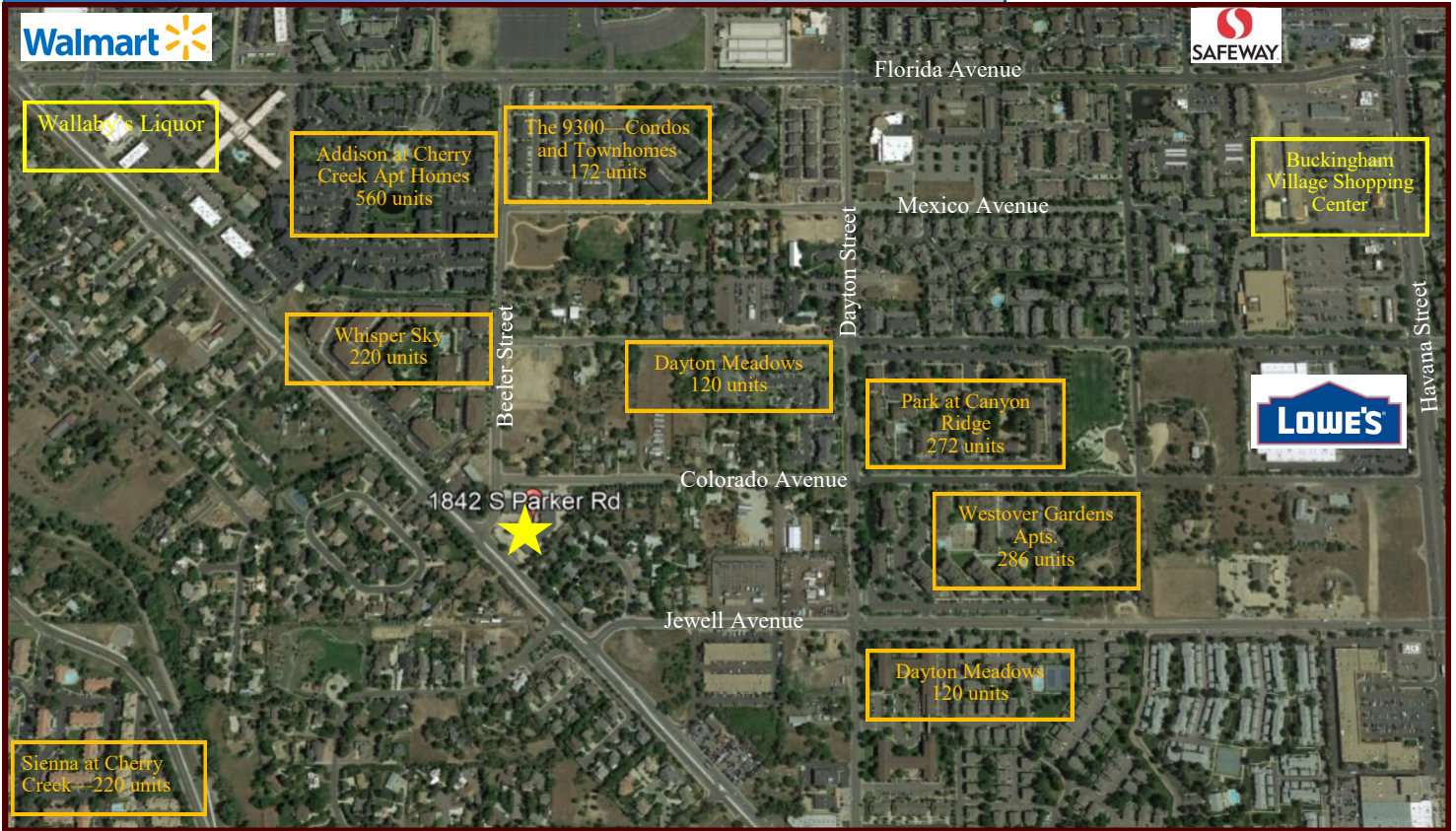
<i>Radius</i>	<i>1-Mile</i>	<i>3-Mile</i>	<i>5-Mile</i>
Population	26,464	190,326	471,346
Households	12,118	85,623	202,943
Median Income	\$79,182	\$78,189	\$85,367
Traffic Counts	32,000 ~ vpd		



**FOR MORE INFORMATION, PLEASE CALL:
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