

RETAIL FOR LEASE



THE COMMONS

1842 S. PARKER ROAD, #23

DENVER, CO 80231

911 square feet

\$24.50 psf NNN

\$1,859.96 RENT

\$767.52 CAM

**\$2,627.47 Total
Per Month**

HIGHLIGHTS

- Busy neighborhood shopping center.
- Great signage and visibility from South Parker Road.
- Join Samarkand Restaurant, Nazar Market, Red Rocks Spa, Advantage Pawn, Little Doggie Paradise, African Mini Mall.
- Many upgrades - newly painted, newer roof, landscaping, ample parking.
- Unincorporated Arapahoe County—lower sales tax rate for your customers.
- Surrounded by numerous apartment and residential communities.
- \$10.11 PSF CAM



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:
John V. Propp, CCIM—303-692-1816
john@johnproppcommercial.com
6565 S. Dayton St., Suite 3000
Greenwood Village, CO 80111
learn more at www.JohnProppCommercial.com



THE COMMONS
1842 S. PARKER ROAD
DENVER, CO 80231



No warranty or representation is made as to the accuracy of the foregoing information.
 Terms of sale or lease and availability are subject to change or withdrawal without notice.