

PRIME RETAIL FOR LEASE

# LINCOLN MEADOWS RETAIL III

18260 E. LINCOLN AVENUE, PARKER, CO 80134



TREVEY  
COMMERCIAL  
REAL ESTATE

AVAILABLE  
UP TO 4,000 SF  
END-CAP UNIT



## PROPERTY FEATURES

- Ideal End-Cap Unit Available Immediately (*Unit 107: Former T-Mobile Space*)
- Combine with Adjacent Unit 105 for 4,000 SF Total
- High Traffic Volume & Visibility on Lincoln Avenue
- Two Blocks West of Parker Road
- Solid Current Tenant Mix with Ample Parking
- Building & Monument Signage Available
- Excellent Visibility & Access
- Located Near Strong Retail Corner Including Lowe's, Vehicle Vault, Discount Tire, Mt. Fuji Hibachi & Sushi Bar, Jiffy Lube, The Salvation Army, Guidepost Montessori and the Parker Police Station

## PROPERTY DETAILS

AVAILABLE	Unit 107: 2,000 SF Unit 105: 2,000 SF <b>Combined: 4,000 SF</b>
LEASE RATE	\$28.00 / SF NNN ( <i>Base Rent</i> )
NNN / CAM RATE	\$17.00 / SF ( <i>Estimated</i> )
MONTHLY RENT	\$7,500 - \$15,000 / Month
PARKING	3.5 / 1000
BUILDING SIZE	10,222 SF
Y.O.C.	2008
CITY / COUNTY	Parker / Douglas

### 2023 DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	40,010	\$117,711	\$412,277
5 Mile	137,322	\$138,503	\$474,741
10 Mile	582,083	\$133,936	\$470,770

### 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. 31,000 VPD on Lincoln Ave.
- Approx. 54,000 VPD at Lincoln Ave. & Parker Rd.
- Approx. 69,000 VPD on Parker Rd.

### TREVEY COMMERCIAL

10510 Dransfeldt Rd, Suite 100  
Parker, Colorado 80134  
303-841-1400 | www.trevey.com

### DAVID MARULLI

Capital Markets  
david@trevey.com  
C: 720-298-2840

SITE AERIAL



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