

RETAIL FOR LEASE

1,350 - 2,697
Square Feet



THE COMMONS

1842 S. PARKER ROAD, #9

DENVER, CO 80231

\$21.00 PSF BASE
\$10.11 PSF CAM

1,350 sf

\$2,362.50 / Rent

\$1,137.37 / CAM

\$3,499.87 / Month

2,697 sf

\$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.



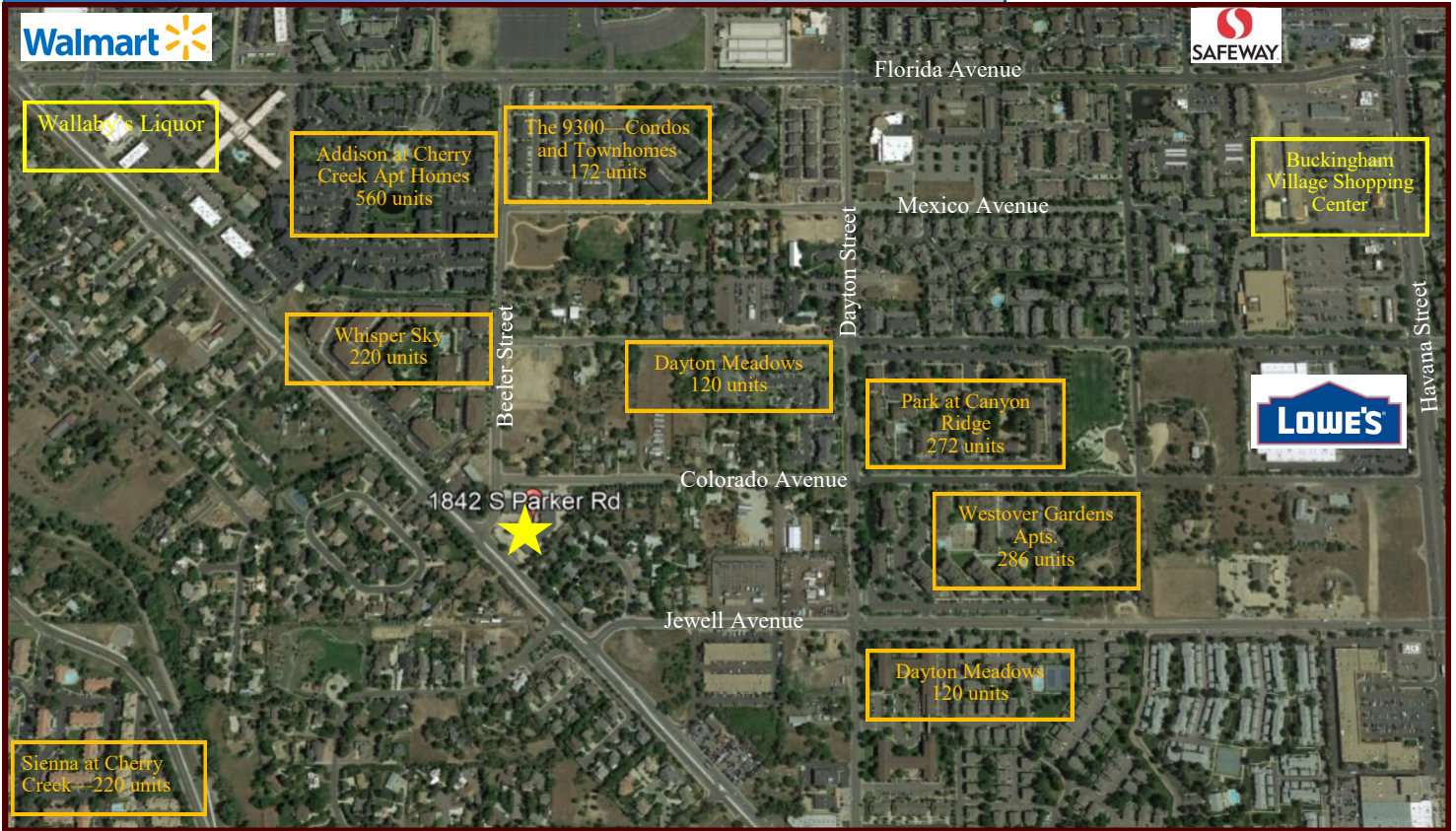
DEMOGRAPHICS (2025)

<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:
John V. Propp, CCIM—303-692-1816
john@johnproppcommercial.com
 6020 Greenwood Plaza Blvd., Suite 100
 Greenwood Village, CO 80111
 learn more at www.JohnProppCommercial.com



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