



THE COMMONS 1842 S. PARKER ROAD, #23 DENVER, CO 80231

911 square feet

**\$1,778.79 RENT
\$721.21 CAM
\$2,500.00 / MONTH**

Salon Ready - perfect for many uses.



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, veterinarian, and Little Doggie Paradise, to name a few.
- 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.
- 2025 CAM Budget (\$9.50 PSF)

DEMOGRAPHICS (2024)

<u>Radius</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	26,417	188,824	465,286
Households	12,077	84,842	200,368
Median Income	\$76,826	\$73,326	\$79,997
Traffic Counts	30,788 ~ vpd		

**FOR MORE INFORMATION, PLEASE CALL:
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