

**RETAIL FOR LEASE**



# 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>
<b>Population</b>	<b>26,417</b>	<b>188,824</b>	<b>465,286</b>
<b>Households</b>	<b>12,077</b>	<b>84,842</b>	<b>200,368</b>
<b>Median Income</b>	<b>\$76,826</b>	<b>\$73,326</b>	<b>\$79,997</b>
<b>Traffic Counts</b>	<b>30,788 ~ vpd</b>		

**FOR MORE INFORMATION, PLEASE CALL:**  
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