

LIGHT INDUSTRIAL / FLEX / RETAIL FOR LEASE
STAGECOACH BUILDING
 18632 PONY EXPRESS DR. UNIT 104, PARKER, CO 80134



PROPERTY FEATURES

- 4,000 SF Available for Immediate Occupancy
- 20' Clear Height with 14' Roll-up Doors
- Zoned PD - Parker
- Highly Sought After Light Industrial / Flex and / or Retail Uses Allowed
- Water & Sanitation Provided by Parker Water & Sanitation
- Gas & Electric Provided by CORE / Xcel Energy

PROPERTY DETAILS

AVAILABLE	Unit 104: 4,000 SF
LEASE RATE	\$19.00 / SF NNN (Base Rent)
NNN / CAM RATE	\$8.82 / SF (Estimated)
MONTHLY RENT	\$9,273.33
LOADING	14' Roll-up Doors
CLEAR HEIGHT	20' Clear
PARKING	4:1000

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	43,062	\$136,679	\$467,546
5 Mile	128,152	\$141,144	\$468,687
10 Mile	526,927	\$143,772	\$486,951

*2028 Projected Population

PARKER MARKET SERVICE AREA

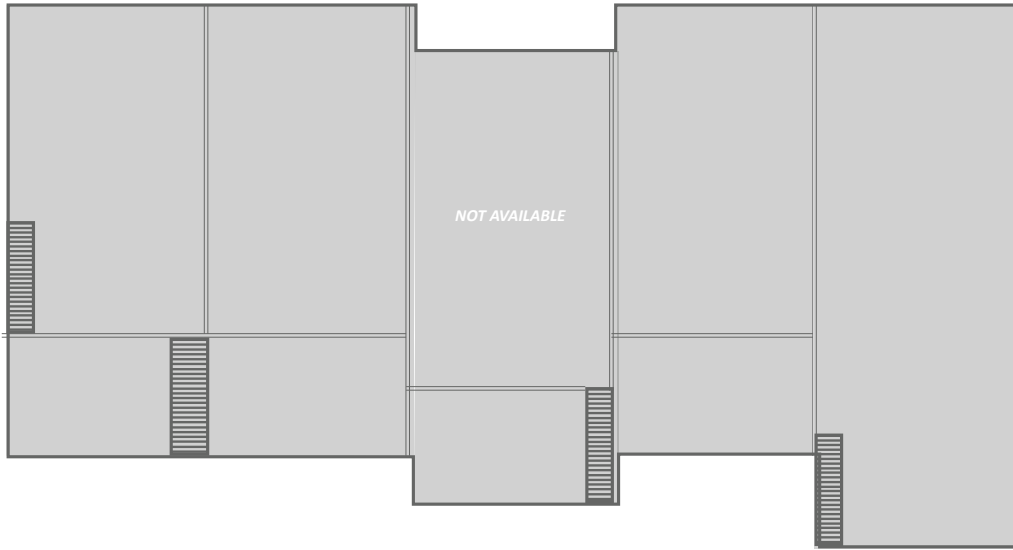
- Parker, CO consists of two zip codes (80134 & 80138) delivering **±107,434 Residents**.
- 80134 is the **2nd Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

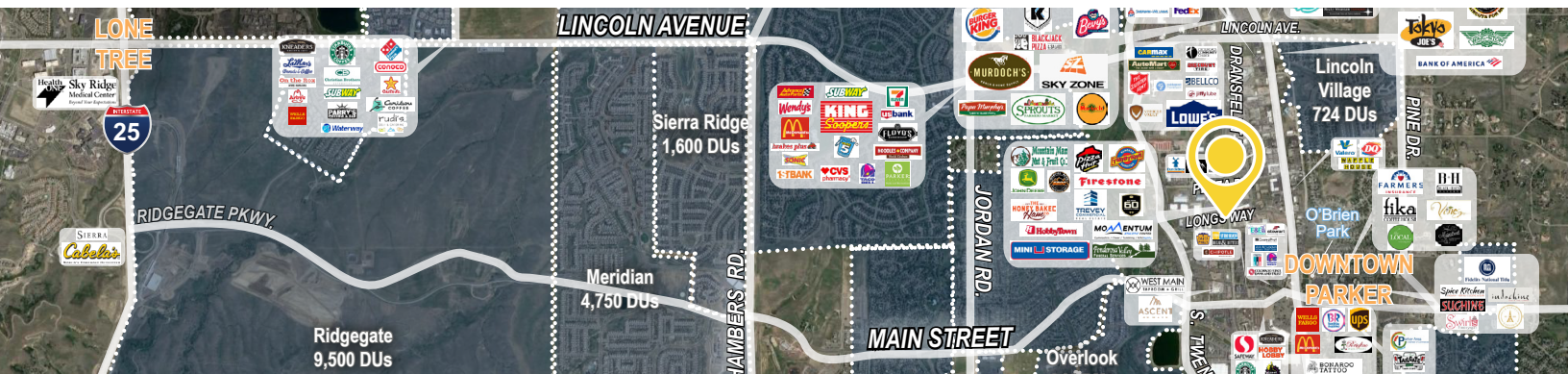
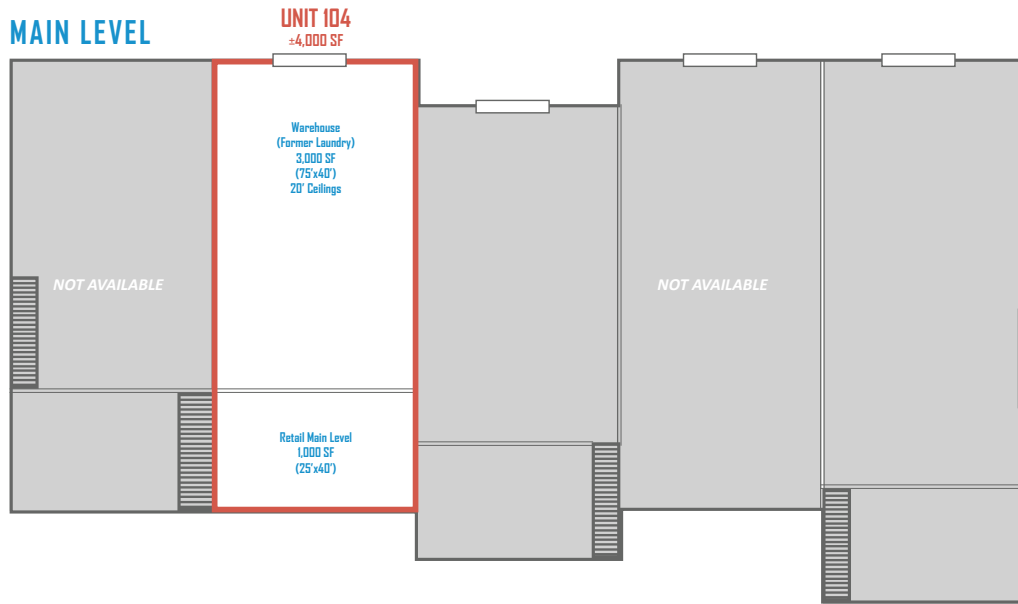
Vehicles Per Day (VPD)
Approx. 13,500 VPD on Pony Express Dr. South
Approx. 18,000 VPD at Dransfeldt Rd. & Mainstreet
Approx. 48,000 VPD on Parker Rd. at Longs Way

FLOOR PLAN

UPPER LEVEL



MAIN LEVEL



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