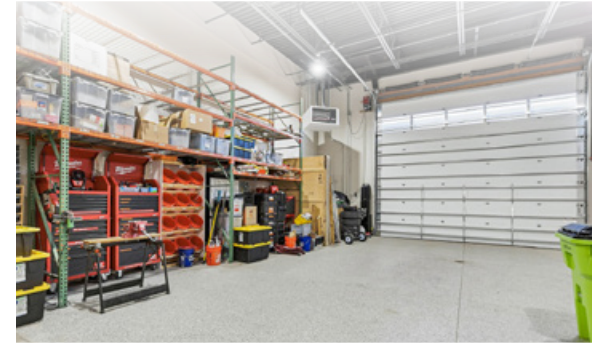




**18233 LINCOLN MEADOWS PKWY #101, PARKER, CO 80134**  
**KAUFMAN HAGAN COMMERCIAL REAL ESTATE**



**SELLER FINANCING AVAILABLE**



OFFERED BY KAUFMAN HAGAN:

**AMANDA WEAVER**

Broker  
951.551.2772  
[amanda@khcommercial.com](mailto:amanda@khcommercial.com)

**OFFERING MEMORANDUM**

**±2,054 SF CREATIVE FLEX PROPERTY**



18233

101

1. PROPERTY OVERVIEW
2. FINANCIAL ANALYSIS
3. AREA OVERVIEW
4. LOCAL ECONOMY
5. FINANCIAL ANALYSIS
6. KAUFMAN HAGAN



KAUFMAN HAGAN  
COMMERCIAL REAL ESTATE



# PROPERTY OVERVIEW



# 18233 LINCOLN MEADOWS PKWY #101 PARKER, CO 80134

This ±2,054 SF flex unit offers a high-end, turnkey layout within Vehicle Vault Village—one of Parker’s most distinctive commercial communities. The space features a ±1,561 SF main level with 16’ clear height, an oversized 18’ x 16’ overhead door, epoxy floors, upgraded electrical, and a fully built-out ±493 SF mezzanine with studio space, and modern restroom with shower.

The HOA provides strong professional management, maintaining all common elements, insurance, financial operations, and architectural standards—ensuring a clean, secure, and well-run environment.

Located just off Lincoln Meadows Parkway with immediate access to E-470 and Parker Road, the property offers excellent visibility, easy access, and proximity to major retail anchors and dense residential neighborhoods. This is an ideal opportunity for an owner-user or investor seeking a high-image, move-in-ready space in a thriving South Metro submarket.



KAUFMAN HAGAN  
COMMERCIAL REAL ESTATE

CONTACT FOR MORE INFO:

**AMANDA WEAVER**

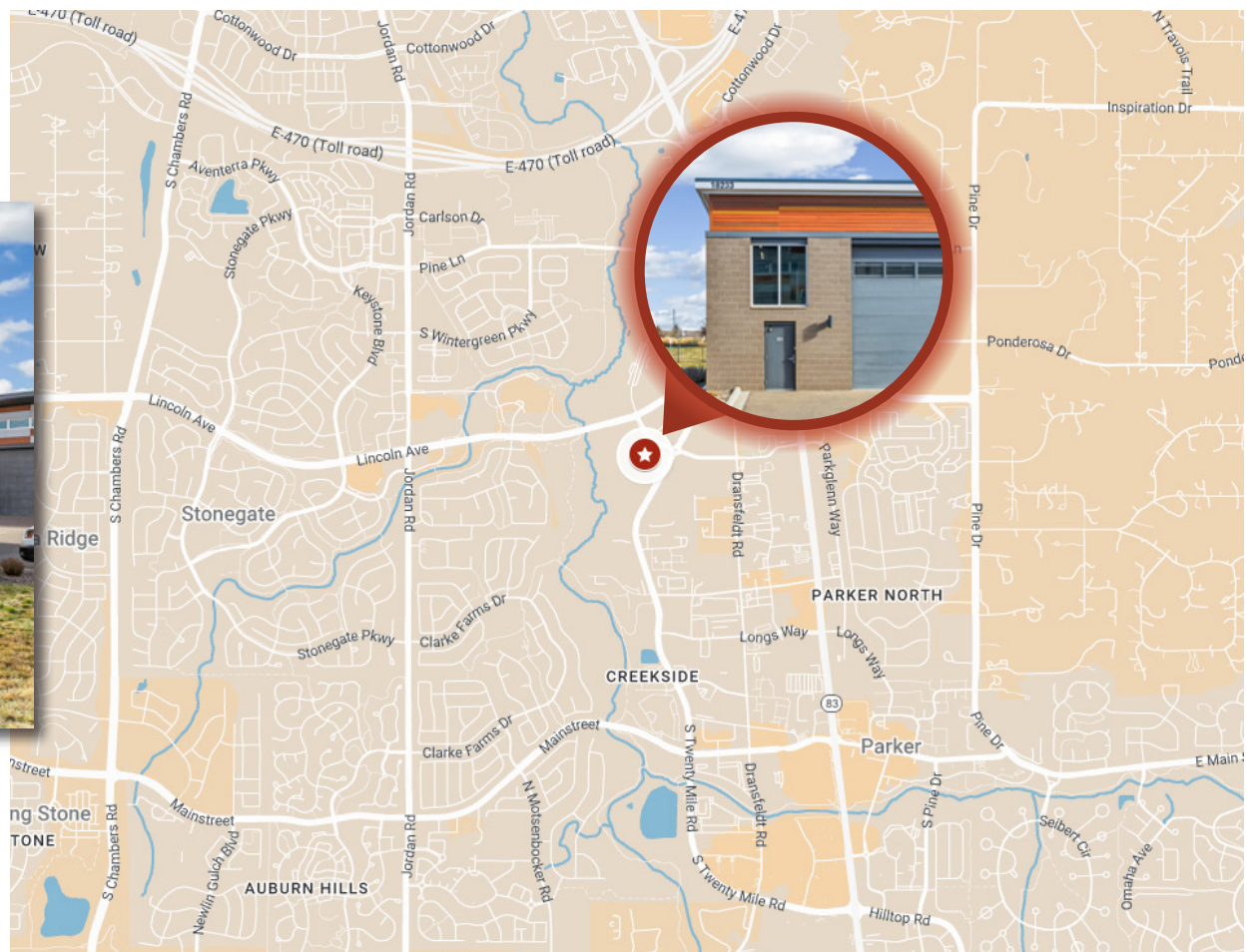
Broker

951.551.2772

[amanda@khcommercial.com](mailto:amanda@khcommercial.com)



# PROPERTY DETAILS



Address	18233 Lincoln Meadows Pky, Parker, CO 80134
Property Type	Special Purpose / Other
County	Douglas
Total GBA	2,054 SF
Year Built	2018
Heating	Available
Air Conditioning	Available in Mezzanine and Bonus Room
Power	220V   100amps   3 Phase
Overhead Door	18' x 16'
Clear Height	19'

## PROPERTY HIGHLIGHTS

- ±2,054 SF creative flex unit with high-end finishes and a fully built-out mezzanine
- Oversized 18' x 16' overhead door providing easy access for vehicles, equipment, or studio use
- Polished, turn-key interior ideal for showroom, studio, workshop, or boutique owner-user concepts
- Private restroom with shower, storage, and upgraded lighting package
- 19' clear height on the main level with exposed black-painted trusses for a clean modern aesthetic
- Located within Vehicle Vault Village—premium construction, secure setting, and strong surrounding ownership







## UNIT AMENITIES

- Fully built-out mezzanine (±493 SF) with private studio space and modern finishes
- Private restroom with shower, FRP walls, valance lighting, and storage cabinetry
- Plumbing for kitchenette in the mezzanine
- High-end epoxy concrete floors and accent LED lighting throughout
- Private internal staircase with steel pan treads, diamond-plate steps, and guardrail system
- Existing HVAC, floor drain, and secure storage solutions already in place

## HOA COVERAGE

- Maintenance, repair, and replacement of all Common Elements, including shared drive aisles, parking, landscaping, lighting, and any exterior/common-area infrastructure
- Procurement and management of all required HOA insurance policies for common areas and shared structures
- Enforcement of community rules, design/architectural standards, and overall property appearance requirements
- Oversight of all vendor contracts (landscaping, snow removal, maintenance, repair, property management)
- Administration of all community governance—meetings, voting, communications, architectural approvals, and enforcement processes
- All water and garbage included in the HOA



# PROPERTY PHOTOS









# FINANCIAL ANALYSIS





# PROPERTY EXPENSES

EXPENSES	CURRENT	PROFORMA
Property Taxes	\$13,161	\$13,556
HOA	\$5,388	\$5,388
Gas	\$1,200	\$1,236
Electric	\$1,200	\$1,236
<b>TOTAL EXPENSES</b>	<b>\$20,949</b>	<b>\$21,416</b>
Expenses per SF (gross)	\$10.20	\$10.43





# INVESTMENT CONCLUSIONS

<b>PURCHASE PRICE</b>	<b>\$670,000</b>
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Total SF:	2,054
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Price Per SF:	\$326.19
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This unit is an ideal fit for an owner-user or investor seeking a clean, modern, and highly functional flex space in one of Parker's most desirable business communities. Its combination of drive-in access, premium interior finishes, and a fully built-out mezzanine makes it especially well-suited for creative operators, boutique fabricators, specialty automotive users, design studios, or small businesses that want both image and efficiency. With strong HOA management, excellent surrounding demographics, and immediate access to Parker Road and E-470, the property offers long-term stability and a professional environment that supports growth and elevates the daily operations of any high-caliber user.



**KAUFMAN HAGAN**  
COMMERCIAL REAL ESTATE



# AREA OVERVIEW





# THE VILLAGE AT VEHICLE VAULT



The Village at Vehicle Vault is a distinctive, luxury custom garage condominium development with units ranging from 24' x 24' to as large as 40' x 80' or larger. These luxury custom garage condos are anchored by the Gallery at Vehicle Vault, a unique and beautiful building housing a fabulous collection of rare and exotic automobiles from all over the world that is open to the public. Here you can own your own custom garage space without the expense of developing property. There is no land lease, you own the garage condo allowing you to enjoy the associated tax benefits of ownership while building equity and being a part of our community. The Vehicle Vault Community is filled with professionals, collectors, motorsports enthusiasts and others like you that desire a set of restrictive covenants designed to ensure the quality of ownership for decades to come. The Vehicle Vault development is designed in the spirit of a country club village community, complete with gated concrete buildings featuring stucco, brick, glass, crafted and built to complement the investments that are contained within. Ownership includes membership to the Gallery at Vehicle Vault for exhibits, VIP receptions, car club events, car shows, rallies, concierge services as well as an HOA controlled by you, the owners. Our owners and developers have car collections themselves, they understand your need. Our owners have custom garages within the same buildings while owning and operating the Gallery at Vehicle Vault. We have a shared vision and we are passionate about the Vehicle Vault community, our family of collectors. Located just 5 miles east of I-25 on Lincoln Avenue, the Village At Vehicle Vault is easily accessible and ideally located in the Town of Parker. Just minutes from the Park Meadows Retail Resort, Centennial Airport, Castle Pines and Highlands Ranch, only 25 minutes from Denver International Airport and Ken Caryl, and less than 45 minutes from Boulder, Evergreen and Colorado Springs. The Village is right where it belongs in the heart of the Front Range. More here: <https://luxurycustomgarages.com/>





# LOCATION GUIDE



## LOCATION HIGHLIGHTS

- Positioned in the heart of Parker's Lincoln Meadows corridor with immediate access to Parker Rd & E-470
- Minutes to major retail anchors including Costco, Target, Home Depot, and Parker's main commercial hubs
- Surrounded by established residential communities driving steady demand for small business and flex users
- Quick access to Centennial Airport and South Metro's fastest-growing commercial districts
- Strong owner-user and investor presence in the surrounding development, providing long-term stability
- Located in an exceptionally well-maintained business village with clean streets, ample parking, and great visibility



## NEARBY ATTRACTIONS

- PACE Center – Performing Arts, Cultural Exhibits, and Community Events
- Challenger Regional Park – Sports Fields, Trails, and Outdoor Activities
- Rueter-Hess Reservoir – Kayaking, Hiking, and Scenic Views
- Discovery Park – Interactive Fountain, Ice Trail, and Public Art
- Vehicle Vault – Exotic and Rare Car Museum with Event Space
- Historic Downtown Parker – Local Shops, Dining, and Year-Round Events



## PARKER, COLORADO AT A GLANCE

39.5186° N, 104.7614° W

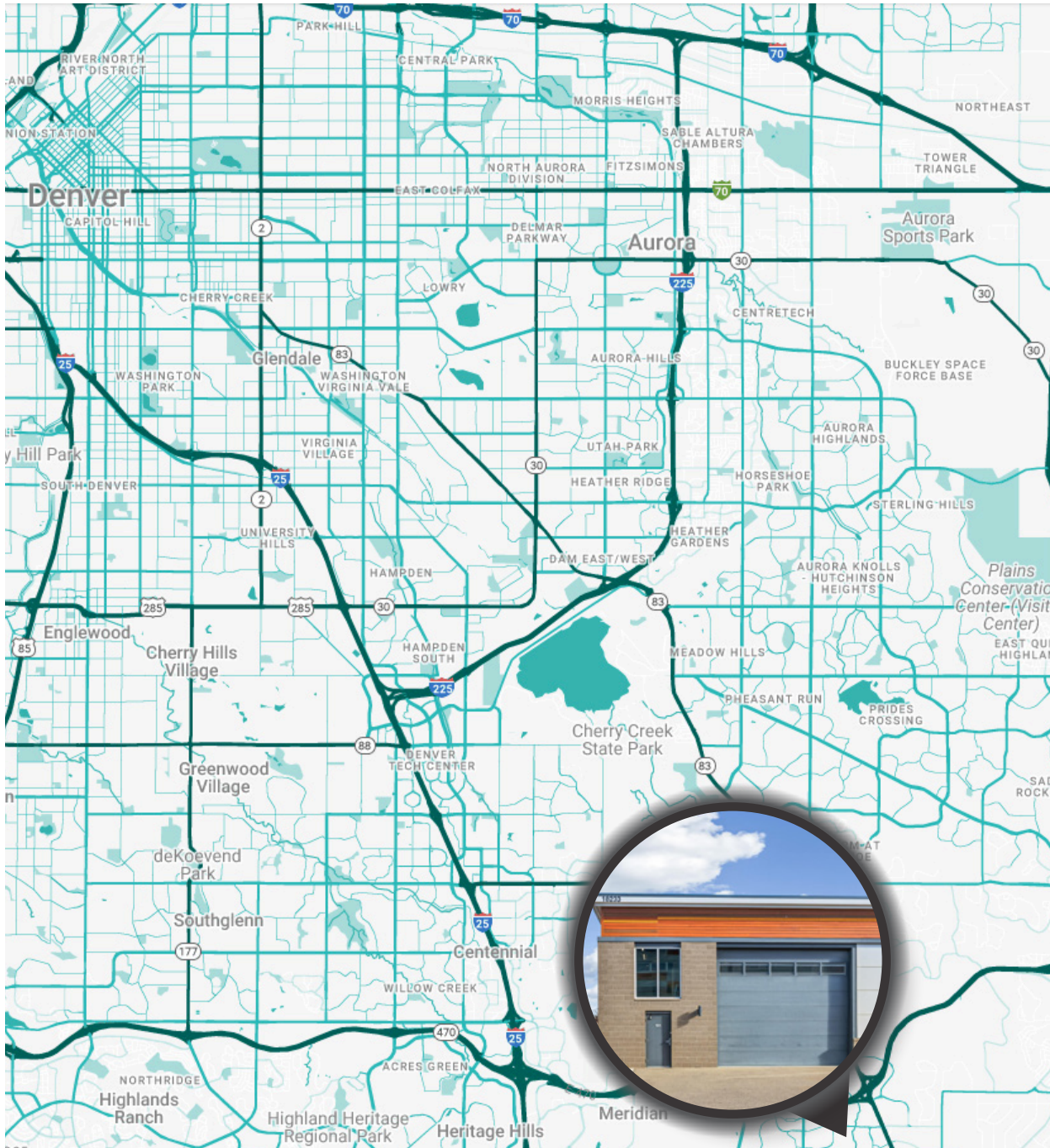
Parker, Colorado is a thriving suburb located about 25 miles southeast of downtown Denver, offering a blend of modern development and preserved small-town character. Known for its unique Western-Victorian downtown and welcoming hometown vibe, Parker has become one of the Denver metro's most desirable places to live. The town sits at 5,869 feet and is nationally recognized as a Tree City USA, with 250 acres of parkland and over 900 acres of open space. Residents enjoy a high quality of life, with access to top-rated schools, family-friendly neighborhoods, and a growing mix of retail and dining options.

Convenient access to E-470 and I-25 allows for direct, easy commutes to downtown Denver and Denver International Airport. The award-winning PACE Center (Parker Arts, Culture & Events) serves as a cultural anchor for the community, hosting theater productions, concerts, art exhibits, and classes year-round. Parker also offers extensive recreational opportunities through its network of trails, regional parks, and frequent town events, such as Parker Stars and the Christmas Carriage Parade, all while maintaining the charm and character that have defined it through decades of growth.



# LOCATION

## MAP / DEMOGRAPHICS



### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 POPULATION	8,241	75,952	140,100
2024 HOUSEHOLDS	3,233	27,271	51,803
AVG HH INCOME	\$120,328	\$143,702	\$143,241

### TRAFFIC COUNTS

Collection Street	Cross Street	VPD
Lincoln Ave	Ponderosa Dr E	28,052
E Lincoln Ave	Challenger Park W	30,449
Dransfeldt Rd	E Lincoln Ave N	9,525
Dransfeldt Rd	E Lincoln Ave N	9,971
E Lincoln Ave	Dransfeldt Rd W	27,301
E Lincoln Ave	Dransfeldt Rd W	31,037
Dransfeldt Rd	Mountain Man Rd S	9,325
E Lincoln Ave	Keystone Blvd W	28,220
E Lincoln Ave	Keystone Blvd W	27,920
Ponderosa Dr	Dransfeldt Rd SW	5,349



# RETAIL/AREA MAP





# LOCAL ECONOMY





# DENVER EMPLOYERS

Home to some of the fastest-growing counties in the nation, Metro Denver attracts businesses and keeps them. Our competitive environment, sound transportation infrastructure, and variety of industries bring companies here.

Denver ranks No. 4 among Forbes' 2019 The Best Places for Business and Careers.

Colorado ranked No. 9 on Forbes' Best States for Business.

Denver International Airport is just a few hours from either coast, making our area especially attractive for regional and international headquarters. Our modern airport offers direct flights to some of the major business centers in Europe, Japan, Mexico, and Canada. It's easy to understand why the Metro Denver region is fast becoming headquarters central.

## Fortune 500 Companies That Call Colorado Home:

- Arrow Electronics
- DISH Network
- Qurate Retail
- Ball
- DaVita
- FV
- Newmont
- Liberty Media
- DCP Midstream
- Ovintiv

# PUBLIC TRANSPORTATION



With more than 170 bus routes, 12 rail lines, and many specialty services, RTD makes it easy to get around town.

Get where you want to go with over 100 Local, Regional and SkyRide bus routes, 10 rail lines providing 113 miles of rail service and 96 Park-n-Rides.



POPULATION

**710,800**

MEDIAN HOME PRICE

**\$574K**

# OF EMPLOYEES

**474,978**

ECONOMIC & JOB GROWTH

**#1**

AREA DEVELOPMENT

ECONOMIC RANKING

**#1**

U.S. NEWS

BEST PLACES TO LIVE

**#2**

U.S. NEWS & WORLD REPORT

HEALTHIEST CITY

**#3**

FORBES

BEST CITY FOR GRADS

**#3**

RENT.COM

BEST PLACE TO WORK

**#4**

FORBES

FASTEST GROWING METRO

**#6**

FORBES

BEST PLACE TO TRAVEL

**TOP 10**

LONELY PLANET



## DENVER METRO COMMERCIAL MARKET OVERVIEW

Denver's commercial real estate market in 2025 is showing signs of balance, with performance varying across office, retail, and industrial sectors.

- Industrial remains the strongest performer. After a surge of development between 2021 and 2023 drove vacancies higher, the market has now stabilized. With vacancy at 8.7%—one of the highest nationally but no longer rising—and only 5.1 million SF under construction (the lowest since 2017), the sector is positioned for gradual tightening. Tenant demand is strongest in the East I-70 corridor and for small-bay properties serving midsize distributors.
- Retail fundamentals remain healthy. Availability is low, new speculative development is limited, and consumer spending has held up thanks to wage growth outpacing inflation. Neighborhood and service-oriented retail centers are performing especially well, while most new projects are freestanding build-to-suits. This restrained pipeline has helped restore balance and support steady rent performance.
- Office conditions remain challenging, though the market is beginning to find footing. Vacancy is still elevated downtown, but leasing activity has picked up in select suburban and lifestyle-driven submarkets as companies prioritize quality space to attract employees back to the office. Rent reductions have moderated, and landlords are focusing on flexible lease structures and tenant improvements to capture demand.

Looking ahead, Denver's commercial market is expected to continue stabilizing in 2025. Industrial and retail are well-positioned for steady performance, while office will remain a tenant-favored market but with incremental improvement. With construction activity subdued across all sectors due to higher interest rates and tighter lending conditions, opportunities are likely to emerge through owner-user sales, adaptive reuse projects, and targeted investment in high-demand corridors.



# PARKER DEVELOPMENT



Parker, Colorado, continues to grow as one of the Denver metro area's most desirable communities, driven by new residential development, business expansion, and ongoing infrastructure improvements. These changes are enhancing the town's appeal to both homebuyers and investors.

Residential growth includes new master-planned communities, continued expansion of luxury neighborhoods such as Pradera and The Timbers, and initiatives aimed at supporting first-time and workforce housing. At the same time, major infrastructure projects—including improvements to E-470, widening of Parker Road, and enhanced public transportation options—are improving regional connectivity and commute efficiency.

Parker is also experiencing steady commercial growth, with new retail, dining, office, and mixed-use developments that support a more walkable, live-work environment. Investments in parks, trails, open space, schools, healthcare facilities, and community amenities further strengthen quality of life and long-term value.

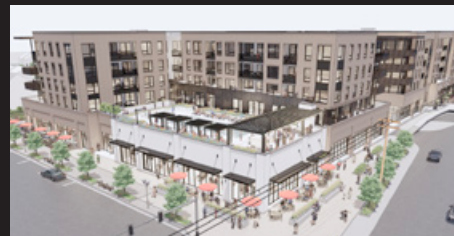
Together, these factors position Parker as a smart growth market with strong fundamentals, offering a balanced mix of residential appeal, economic opportunity, and continued investment in accessibility and livability.

## TANTERRA AT PARKER



A 1,200 acre master-planned community with 3,300 homes, extensive trails, parks and commercial areas, starting construction now.

## MY MAINSTREET PROJECT



A dynamic, mixed-use master-planned development introducing a vibrant new destination in the heart of downtown connecting to Mainstreet.



# KAUFMAN HAGAN

## COMMERCIAL REAL ESTATE





Kaufman Hagan is a Denver-based commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers.

BROKERED SALES

**\$1B+**

CLOSED TO DATE

COMBINED EXPERIENCE

**100+**

YEARS

TRANSACTION VALUE

**\$115M**

CURRENTLY ACTIVE

## WHAT WE DO

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and its value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners. We believe that unique opportunities can be found from both the most complex and the most common real estate transactions when we bring the right people, insights and innovation to the table.



## WHO WE ARE

Kaufman Hagan is a commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers. Together, our team's unique perspective and high-tech approach enables our ability to unlock the potential of real estate and create meaningful impact. Our success is measured by the lasting relationships and trust built with our lifelong investment partners.

## WHAT WE ARE NOT

Egos in suits. We are not unappreciative, commission-focused brokers with limited or single-deal focused mindsets. We do not take shortcuts, skip over details or take the easy way out.





**BRANDON  
KAUFMAN**  
PRINCIPAL



**TEAL  
HAGAN**  
PRINCIPAL + EMPLOYING BROKER



**HALEY  
FORD**  
DIRECTOR OF MARKETING



**ERIN  
FRIBERG**  
DIRECTOR OF OPERATIONS



**COLBY  
CONSTANTINE**  
INVESTMENT ADVISOR



**ANDREW  
VOLLERT**  
BROKER



**ZACHARY  
BIERMAN**  
BROKER



**RYAN  
FLOYD**  
BROKER



**AMANDA  
WEAVER**  
BROKER



**LOUIS  
PASSARELLO**  
JUNIOR BROKER



**DREW  
MADAYAG**  
JUNIOR BROKER

#### ► **EMPATHY**

We recognize that buying or selling an investment property is more than a transaction. We listen more than we talk. We see things from their perspective. We empower our clients with empathy-driven solutions to navigate their real estate journey with care and understanding.

#### ► **TEAM MENTALITY**

We value championships over MVP's. We collaborate openly and vulnerably every day and we view our clients as our investment partners.

#### ► **DISPROPORTIONATE VALUE**

We provide more value than what is provided by other brokers in our market. We will give you more than you pay for. We acknowledge real estate as a dynamic value exchange and prioritize meeting all parties' needs comprehensively.

#### ► **PERSEVERANCE & PASSION**

We pursue long-term success. We navigate through short-term market fluctuations with a long-term mindset.

#### ► **TANGIBLE RESULTS**

We do not confuse activity with achievement. We provide more than just promises. We are driven by results and motivated by success by delivering measurable outcomes, turning our client's real estate goals into tangible achievements.

#### ► **ELITE PERFORMANCE**

We've flipped the standard org chart. Our leaders are fully integrated in day to day operations, supporting and encouraging our team from the ground up, acting as a foundation for growth.



# Amanda Weaver

## BROKER

Amanda Weaver is a dynamic business leader with a diverse background spanning Fortune 200 companies and a burgeoning career in commercial real estate. With over a decade of leadership experience, Amanda has honed her skills in strategic relationship building, leadership, communication, and collaboration.

Amanda applies her extensive leadership and management expertise to excel as a Broker at Kaufman Hagan Commercial Real Estate. Specializing in market analysis, pricing strategies, and client relationship management in the Denver-metro area, she delivers unparalleled value to her clients. Amanda is known for her meticulous attention to detail, strategic insights, and dedication to achieving optimal outcomes in every transaction.

A graduate of the University of Wyoming with a Bachelor of Science in Business Management, Amanda combines academic rigor with practical experience to navigate complex real estate negotiations and deliver results. Her commitment to excellence, coupled with her passion for real estate, positions her as a trusted advisor and valuable asset in the industry.

Outside of business hours, you can find Amanda either riding her horse, or spending time with her husband and two Alaskan Malamutes.

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LIC#: FA100102015



# 18233 Lincoln Meadows Pkwy #101

Parker, CO 80134



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CONTACT:

**AMANDA WEAVER**

Broker

951.551.2772

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# DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the Commercial Property known as 18233 Lincoln Meadows Pkwy #101, Parker, CO 80134 (“Property”). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to KH.

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or KH and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner.

The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate.

The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless KH, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While KH does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

The Evaluation Material furnished to Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the Owner with respect to a transaction involving the Property.

