

18133

LINCOLN MEADOWS PKWY, UNIT 107

PARKER, CO 80134

SALE PRICE

\$599,000



MARC S. LIPPITT

CHAIRMAN | PRESIDENT

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 **UNIQUE**
PROPERTIES

 TCN

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PROPERTY HIGHLIGHTS

| | |
|-------------------|------------------------|
| Complex Name: | The Vehicle Vault |
| Price: | \$599,000 |
| Condo Size: | 1,679 SF |
| Price/PSF: | \$356.79 |
| Year Built | 2017 |
| Clear Height: | 16' 11" |
| Max Ceiling: | 25'3" |
| Loading: | Drive-In (16'4" x 18') |
| Bay Depth: | 40' 5" |
| County: | Douglas |
| APN: | R0604895 |
| Zoning: | Planned Development |
| Property Taxes: | \$15,968 (2025) |
| Association Dues: | \$530/mo |



- Beautifully finished flex space in Parker.
- Recently remodeled | Never used Flex space.
- Large over sized door | 16' x 18' drive in door.
- New epoxy flooring, lighting, paint, bathroom.
- Easy access to Interstate 25 & E470.
- Plethora of Shopping, Dining, and Entertainment nearby.
- Can be combined with Unit 106 (Also For Sale) for a total of 3,358 SF

ADDITIONAL PHOTOS

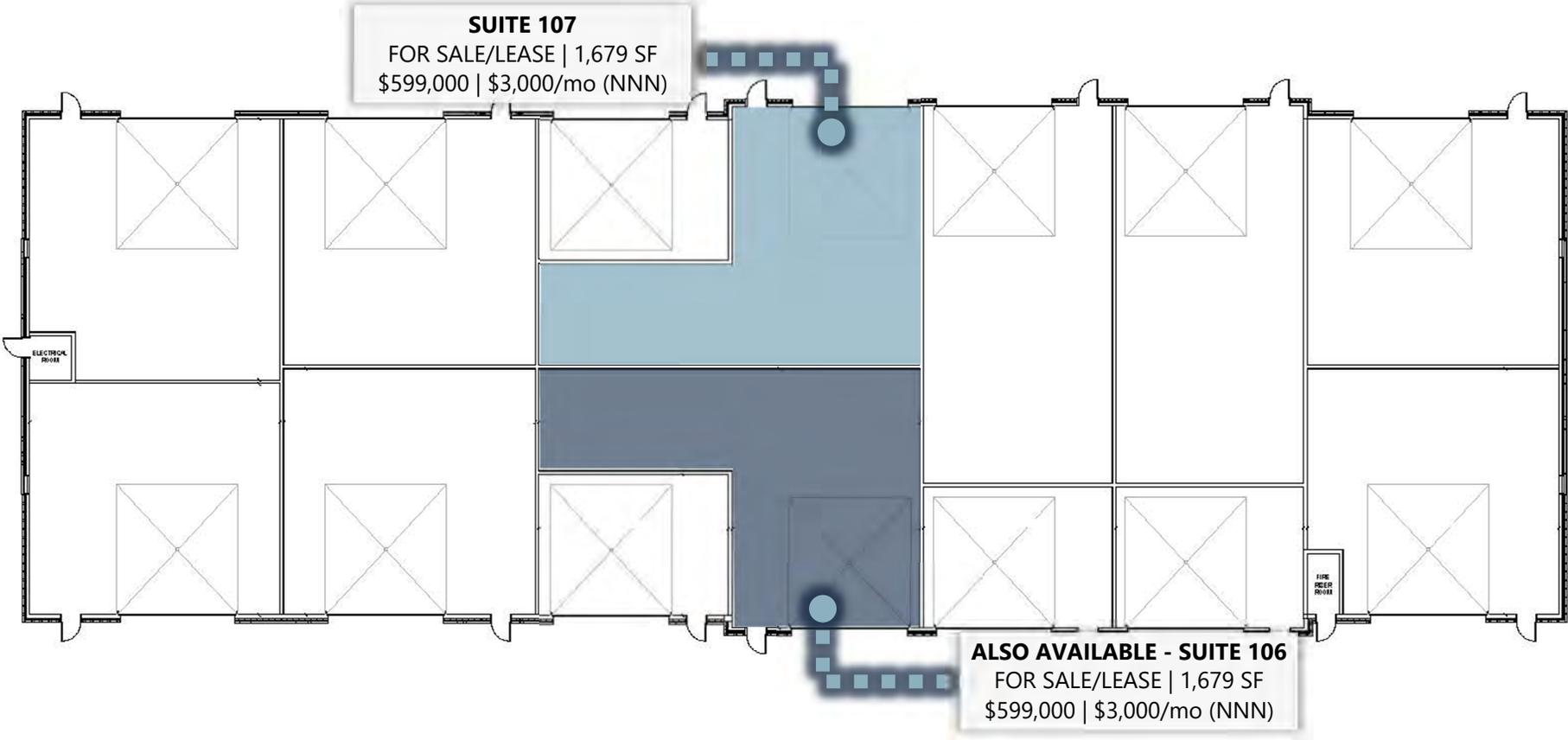


ALSO AVAILABLE - SUITE 106
FOR SALE/LEASE | 1,679 SF
\$599,000 | \$3,000/mo (NNN)

SITE



SITE LAYOUT





CARMAX

Jersey Mike's
SUBS
OPA!
hang.moi

BELLCO
CREDIT UNION

jiffylube

LOWE'S

DISCOUNT
TIRE

MT. Fuji
SUSHI-HIBACHI-LOUNGE

SITE

E470

E470

Advent Health
Parker

SLIM CHICKENS
IN-N-OUT
BURGER

S. JORDAN RD

KING
Soopers
us bank
Advance
Auto Parts
Cherry Village
noodles
berryblendz

DISCOUNT
TIRE
Jersey Mike's
Mt. Fuji
SUSHI-HIRACHI-LOUNGE
OPAI
jiffylube
CARmax

MURDOCH'S
Arby's
SPROUTS
FARMERS MARKET

McDonald's
Dairy Queen
Taco Bell
KUNJANI
CHASE
GREASE MONKEY
Oil Changes & More

Starbucks
EINSTEIN BROS
BAGELS
TERIYAKI
WADNESS

LINCOLN AVENUE

SITE

LOWE'S

DUNKIN'
DONUTS
Rita's
Tokyo
JOE'S
WING-STOP

S. PARKER ROAD

10 MINS
TO I-25

PARKER
MAINSTREET



AREA DEMOGRAPHICS

| Radius | 1 Mile | 2 Mile | 3 Mile | Radius | 1 Mile | 2 Mile | 3 Mile |
|----------------------------------|------------------|------------------|------------------|--|--------|--------|--------|
| Population: | | | | 2024 Households by Household Inc: | | | |
| 2029 Projection | 9,265 | 45,286 | 84,381 | <\$25,000 | 288 | 1,060 | 1,656 |
| 2024 Estimate | 8,656 | 42,066 | 78,527 | \$25,000 - \$50,000 | 243 | 1,415 | 2,084 |
| 2010 Census | 8,095 | 38,076 | 71,266 | \$50,000 - \$75,000 | 536 | 2,590 | 3,421 |
| Growth 2024-2029 | 7.04% | 7.65% | 7.45% | \$75,000 - \$100,000 | 386 | 1,833 | 2,948 |
| Growth 2020-2024 | 6.93% | 10.48% | 10.19% | \$100,000 - \$125,000 | 553 | 2,508 | 3,952 |
| Median Age | 38.20 | 37.80 | 38.20 | \$125,000 - \$150,000 | 148 | 1,176 | 2,259 |
| Average Age | 38.20 | 37.50 | 37.40 | \$150,000 - \$200,000 | 684 | 2,566 | 5,160 |
| 2024 Population by Race: | | | | \$200,000+ | 534 | 3,098 | 6,872 |
| White | 6,456 | 31,816 | 58,653 | 2024 Population by Education: | | | |
| Black | 216 | 938 | 1,600 | Some High School, No Diploma | 117 | 1,172 | 1,868 |
| Am. Indian & Alaskan | 39 | 262 | 456 | High School Grad (Incl Equivalency) | 995 | 4,064 | 6,931 |
| Asian | 601 | 2,816 | 6,462 | Some College, No Degree | 2,082 | 8,894 | 14,942 |
| Hawaiian & Pacific Island | 0 | 0 | 6 | Associate Degree | 452 | 2,016 | 3,540 |
| Other | 1,344 | 6,234 | 11,350 | Bachelor Degree | 2,121 | 9,944 | 19,348 |
| Hispanic Origin | 1,100 | 5,134 | 8,947 | Advanced Degree | 799 | 5,068 | 10,387 |
| U.S. Armed Forces: | | | | 2024 Population by Occupation | | | |
| Households: | 10 | 78 | 111 | Real Estate & Finance | 456 | 2,402 | 5,375 |
| 2029 Projection | 3,628 | 17,554 | 30,555 | Professional & Management | 3,246 | 15,845 | 31,684 |
| 2024 Estimate | 3,373 | 16,247 | 28,354 | Public Administration | 317 | 1,340 | 2,432 |
| 2010 Census | 3,109 | 14,592 | 25,628 | Education & Health | 923 | 5,203 | 9,255 |
| Growth 2024-2029 | 7.56% | 8.04% | 7.76% | Services | 711 | 3,488 | 5,977 |
| Growth 2020-2024 | 8.49% | 11.34% | 10.64% | Information | 312 | 1,330 | 2,338 |
| Owner Occupied | 1,875 | 10,235 | 20,718 | Sales | 1,147 | 6,168 | 10,620 |
| Renter Occupied | 1,498 | 6,012 | 7,636 | Transportation | 81 | 220 | 532 |
| 2024 Avg Household Income | | | | Retail | 550 | 2,711 | 4,984 |
| 2024 Med Household Income | \$132,575 | \$138,026 | \$153,791 | Wholesale | 150 | 731 | 1,240 |
| | \$110,533 | \$112,210 | \$126,273 | Manufacturing | 245 | 1,186 | 2,144 |
| | | | | Production | 234 | 1,796 | 2,973 |
| | | | | Construction | 534 | 1,460 | 2,241 |
| | | | | Utilities | 255 | 1,400 | 2,160 |
| | | | | Agriculture & Mining | 5 | 113 | 286 |
| | | | | Farming, Fishing, Forestry | 0 | 15 | 61 |
| | | | | Other Services | 141 | 921 | 1,652 |



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