

18301 Lincoln Meadows Parkway,  
Parker, CO. 80134



## Building Specifications

- Building Size:  $\pm 50,800$  GBA
- Basic Floor Plate 22,000 SF
- Lot Size:  $\pm 4.086$  Acres
- PUD Zoning: (Industrial Commercial)
- Year Built: 2015
- Additional Land Parcels For Sale (10+ acres available)
- Drive-In Doors: 4 Grade-Level Doors
- Mezzanine level for additional usable space
- Professional boardroom for meetings and presentations

## **Distinctive Architectural Presence And High Visibility.**

A truly rare and exceptional opportunity to acquire a high-quality, purpose-built commercial facility, strategically located in the rapidly growing Parker, Colorado submarket of the Denver Metro area. This meticulously maintained building, constructed in 2015 to exacting standards, sits on a substantial  $\pm 4.086$ -acre parcel.

The highly desirable PUD (Industrial Commercial) zoning provides unparalleled flexibility, allowing for a wide array of diverse commercial, industrial, or mixed-use applications. The property features large open-span interior spaces that are ideal for showroom displays, event hosting, flex industrial operations, or creative adaptive reuse such as a religious facility, an educational campus, automotive sales/service, entertainment and more.



# Market Demographics & Economic Profile

Parker, Colorado boasts strong demographics and a robust economic profile, making it an attractive location for investment. Here's a closer look at the key indicators:



## Growing Population

Projected **65,319 residents by 2025** with a strong 2.01% annual growth, indicating a vibrant and expanding community.



## High Household Income

Median household income ranges from **\$126,615 to \$152,228**, supporting a strong consumer base and stable economy.



## Young & Vibrant Community

A median age of **36.2** reflects an energetic and dynamic population base.



## Educated Workforce

High educational attainment among residents signifies a highly skilled and professional labor pool.



## Strong Professional Base

An impressive **76% white-collar worker** presence underscores a robust professional employment sector.



## Traffic Counts

Lincoln Road experiences over **33K** vehicles per day. Parker Road experiences over **68K** vehicles per day.



## High Homeownership

With a **73.9% homeownership rate**, residents demonstrate long-term investment and stability in the community.

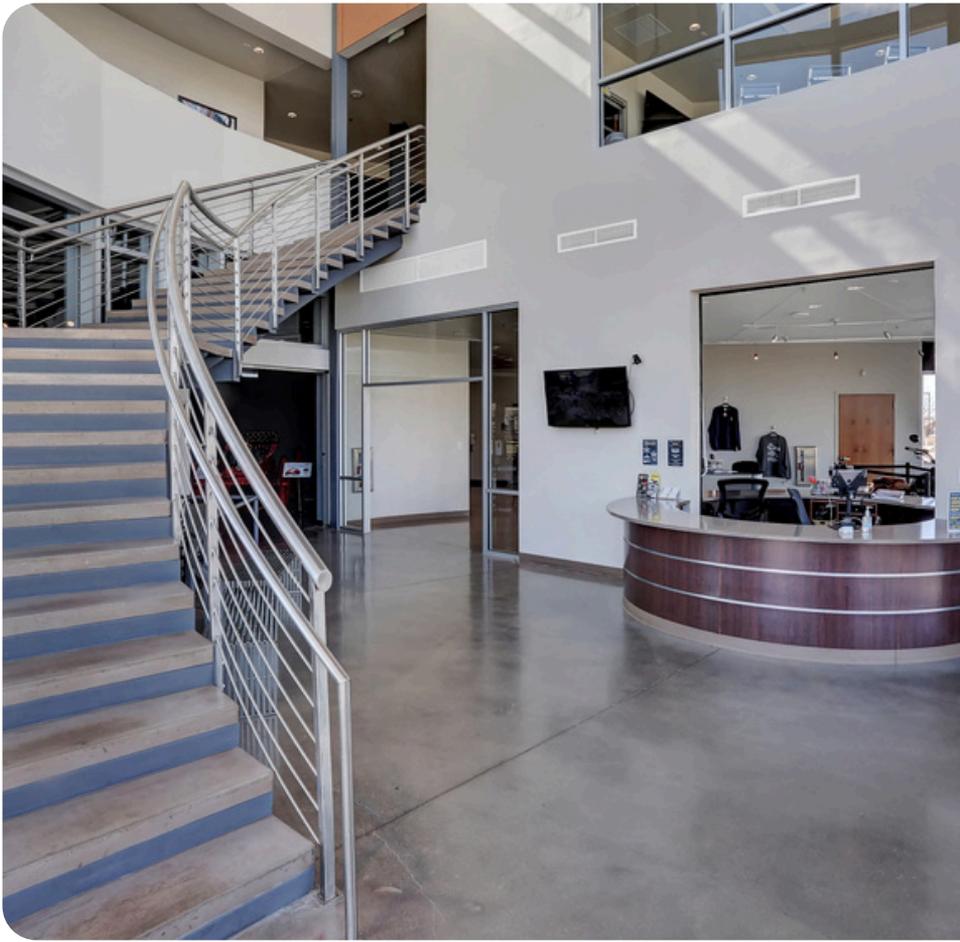
# Strategic Location and Investment Potential

This property enjoys a prime location minutes from E-470, I-25, and downtown Parker's retail and residential developments. Positioned in a fast-growing community with strong demographics and continued commercial expansion, the location offers excellent accessibility and visibility within the South Metro Denver corridor.

For investors or owner-occupants, this asset presents significant upside potential. The building's turnkey event capabilities can be maintained, or the space can be repositioned for high-end flex use, showroom operations, light manufacturing, or creative office space. The surrounding area's consistent population and commercial growth make this a highly strategic acquisition with multiple paths to value creation.











## Schedule A Tour

Contact me today for more details or to schedule a private tour of the property. I'd be happy to walk you through the features and answer any questions you may have



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