

PRIME RETAIL FOR LEASE  
**LINCOLN MEADOWS RETAIL III**

18260 E. LINCOLN AVENUE, PARKER, CO 80134



**EXCELLENT VISIBILITY!**

**AVAILABLE  
 UP TO 4,000 SF  
 END-CAP UNIT**



**PROPERTY DETAILS**

AVAILABLE	4,000 SF (divisible)
	<b>Unit 107: 2,000 SF</b> <b>\$26.00 / SF NNN</b> \$4,333.33 / Month Rent \$2,833.33 / Month CAM <b>\$7,166.66 / Month Total</b>
	<b>Unit 105: 2,000 SF</b> <b>\$24.00 / SF NNN</b> \$4,000.00 / Month Rent \$2,833.33 / Month CAM <b>\$6,833.33 / Month Total</b>
LEASE RATE	<b>Combined: 4,000 SF</b> <b>\$25.00 / SF NNN</b> \$8,333.33 / Month Rent \$5,666.67 / Month CAM <b>\$14,000.00 / Month Total</b>
NNN / CAM RATE	\$17.00 / SF (Estimated)
PARKING	3.5 / 1000
CITY / COUNTY	Parker / Douglas

**PROPERTY FEATURES**

- Ideal 2,000 SF End-Cap Unit Available Immediately (Unit 107: Former T-Mobile Space)
- Combine with Adjacent Unit for 4,000 SF Total (Unit 105: Former Tanning Salon)
- High Traffic Volume & Prime Visibility on Lincoln Avenue
- Two Blocks West of Parker Road
- Solid Current Tenant Mix with Ample Parking
- Building & Monument Signage Available
- 10,222 SF Building Constructed in 2008
- Excellent Visibility & Access
- Located Near Strong Retail Corner Including Lowe's, Vehicle Vault, Discount Tire, Mt. Fuji Hibachi & Sushi Bar, Jiffy Lube, The Salvation Army, Guidepost Montessori and the Parker Police Station

**DEMOGRAPHICS**

Radius	Population	Income	Home Value
2 Mile	41,632	\$121,876	\$428,786
5 Mile	144,576	\$142,903	\$478,210
10 Mile	591,455	\$136,621	\$475,371

\*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. 31,000 VPD on Lincoln Ave.
Approx. 54,000 VPD at Lincoln Ave. & Parker Rd.
Approx. 69,000 VPD on Parker Rd.

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SITE AERIAL



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