

RETAIL FOR LEASE



THE COMMONS

1842 S. PARKER ROAD, #19

DENVER, CO 80231

911 square feet

\$2,500.00 / Month Gross

Plus Utilities

Please do not disturb tenant.

HIGHLIGHTS

- Busy neighborhood shopping center.
- Great signage and visibility from South Parker Road.
- Join Registan Kebab House Restaurant, Nazar Market, Red Rocks Spa, Advantage Pawn, veterinarian, Little Doggie Paradise, and new Cherry Medical Supply, to name a few.
- Many upgrades - newly painted, newer roof, landscaping, ample parking.
- Unincorporated Arapahoe County—lower sales tax rate for your customers.
- Surrounded by numerous apartment and residential communities.



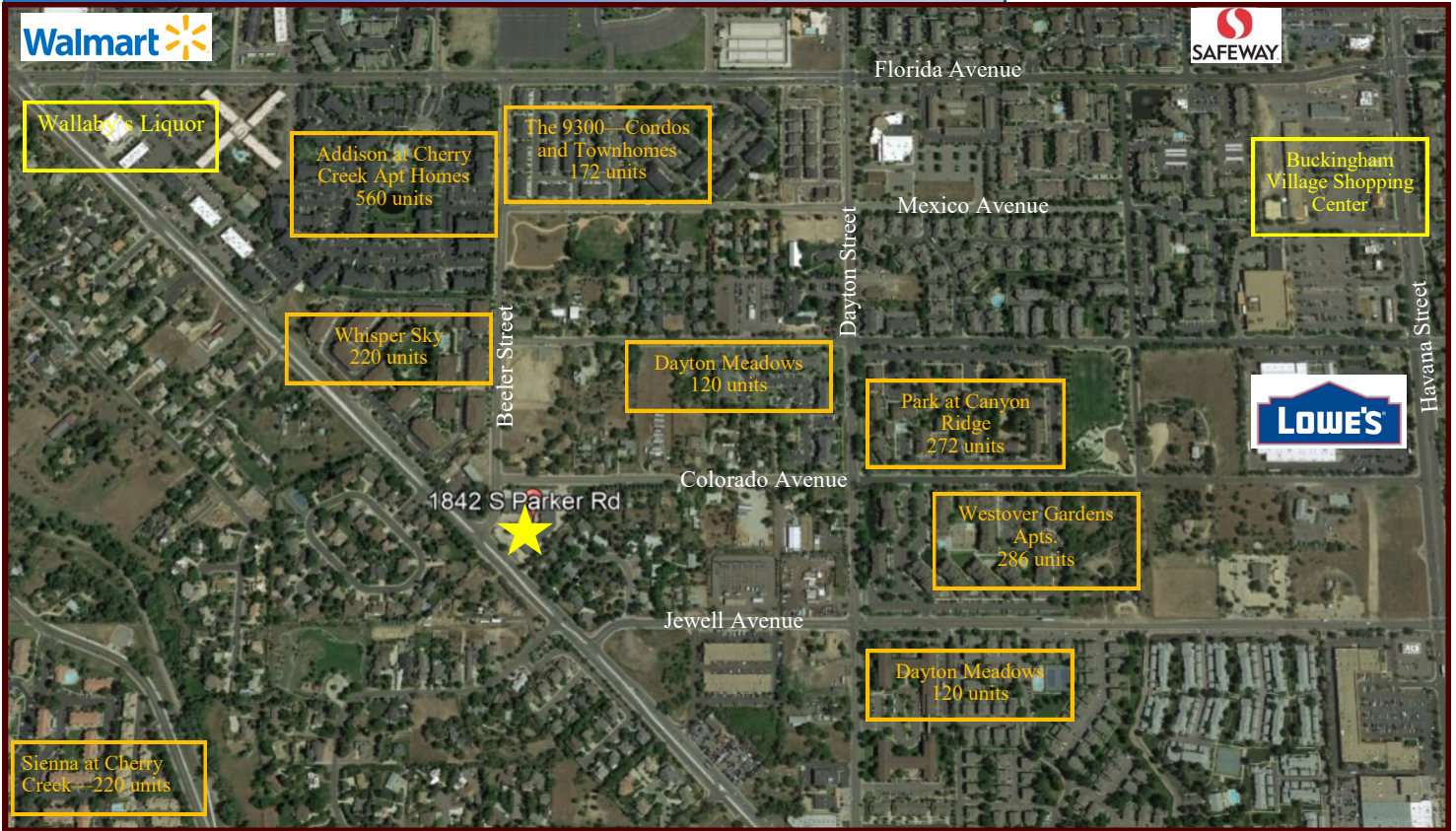
DEMOGRAPHICS (2024)

<i>Radius</i>	<i>1-Mile</i>	<i>3-Mile</i>	<i>5-Mile</i>
Population	26,417	188,824	465,286
Households	12,077	84,842	200,368
Median Income	\$76,826	\$73,326	\$79,997
Traffic Counts	30,788 ~ vpd		

FOR MORE INFORMATION, PLEASE CALL:
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DENVER, CO 80231**



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.