LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Twenty Mile Village Space for Lease

18671 E. Mainstreet, Parker, Colorado

FULLER REAL ESTATE

www.FullerRE.com

AVAILABLE UNITS

Unit A: 1,940± SF
Price: $26.00/SF NNN
Est NNN's = $11.00/SF

Unit B: 2,300± SF
Price: $25.00/SF NNN
Est NNN's = $11.00/SF

Unit C: 1,600± SF
Price: $25.00/SF NNN
Est NNN's = $11.00/SF

DEMOGRAPHICS (CoStar 2024)

	1 Mile	3 Mile	5 Mile
Population:	10,531	80,940	124,848
Median Age:	35.60	37.60	39.00
Median HH Income:	$82,577	$124,875	$120,798

TRAFFIC:

Mainstreet at Dransfeldt Rd. 18,014 vpd (CoStar 2025)
Dransfeldt Rd. at Pony Express 13,455 vpd (CoStar 2025)

This property is located on the northwest corner of Mainstreet and Dransfeldt and is approximately 1/4 mile west of Parker Road. It is across the parking lot from the new Parker Hotel and Restaurants. There are many apartment and condominium communities in the immediate vicinity. The shopping center is well maintained and has an appealing sense of arrival.

Fuller Real Estate
(303) 534-4822

Brokerage Disclosure to Tenant

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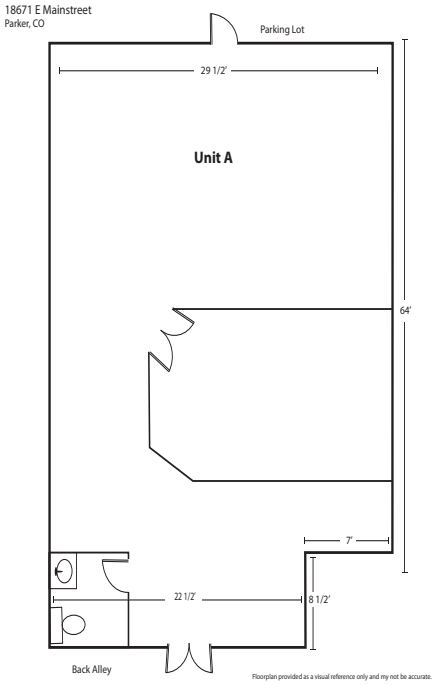

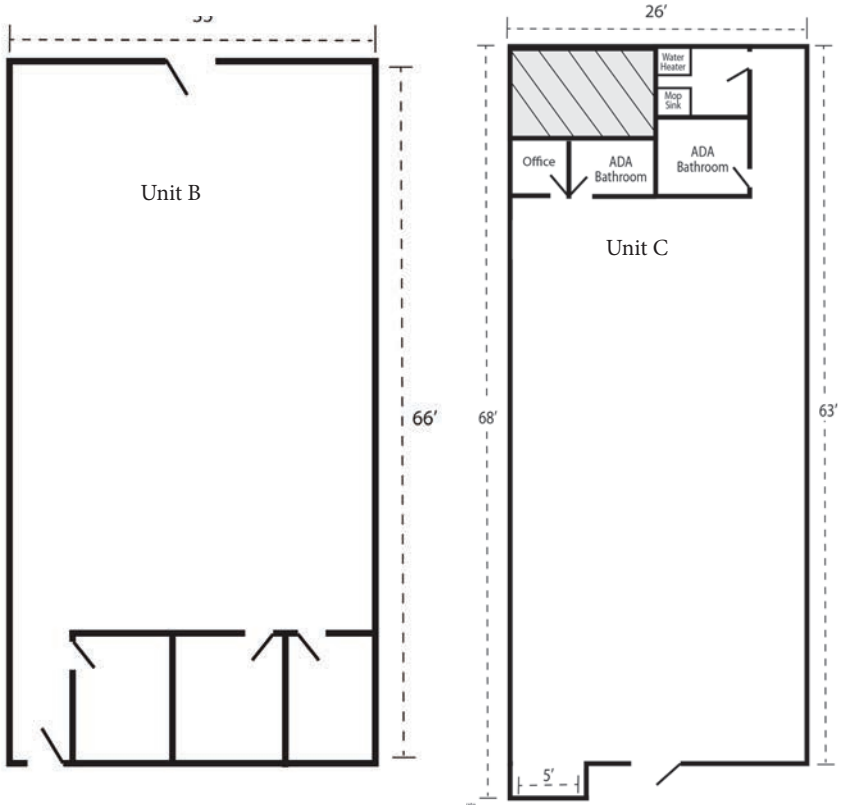

Member:

COLORADO RESTAURANT ASSOCIATION

International Council of Shopping Centers

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