

18133

LINCOLN MEADOWS PKWY, UNIT 107

PARKER, CO 80134

LEASE RATE

\$3,000/MO + NNN



MARC S. LIPPITT

CHAIRMAN | PRESIDENT

303.321.5888

mlippitt@uniqueprop.com

JUSTIN N. HERMAN

VICE PRESIDENT

720.881.6343

jherman@uniqueprop.com

 **UNIQUE**
PROPERTIES

 TCN

400 S. Broadway | Denver, CO 80209

www.uniqueprop.com | 303.321.5888

18133 Lincoln Meadows Pkwy, Suite 107, Parker, CO 80134

Team Contacts

Marc S. Lippitt

Chairman | President

303.321.5888

mlippitt@uniqueprop.com

Justin Herman

Vice President

720.881.6343

jherman@uniqueprop.com



Unique Properties, Inc

400 South Broadway | Denver, CO 80209

www.uniqueprop.com | 303.321.5888

Confidentiality & Conditions

All materials and information received or derived from Unique Properties, Inc its directors, officers, agent's, advisors, affiliates and / or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Unique Properties, Inc its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Unique Properties, Inc will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Unique Properties, Inc makes no warranties and / or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Unique Properties, Inc does not service as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ

from actual data or performance. Any estimates of market rents and / or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Unique Properties, Inc in compliance with all applicable fair housing and equal opportunity laws

PROPERTY HIGHLIGHTS

Complex Name:	The Vehicle Vault
Lease Rate:	\$3,000/mo + NNN
Available SF:	1,679 SF
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.
- Property is also available for sale.

ADDITIONAL PHOTOS



ALSO AVAILABLE - SUITE 107

FOR SALE/LEASE | 1,679 SF
\$599,000 | \$3,000/mo (NNN)

SITE





CARMAX

Jersey Mike's
SUBS

OPA!
THE BREAD COMPANY

hang.moi
Thai Cuisine

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

10 MINS
TO I-25

S. PARKER ROAD

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			
	10	78	111	Real Estate & Finance	456	2,402	5,375
Households:				Professional & Management	3,246	15,845	31,684
2029 Projection	3,628	17,554	30,555	Public Administration	317	1,340	2,432
2024 Estimate	3,373	16,247	28,354	Education & Health	923	5,203	9,255
2010 Census	3,109	14,592	25,628	Services	711	3,488	5,977
Growth 2024-2029	7.56%	8.04%	7.76%	Information	312	1,330	2,338
Growth 2020-2024	8.49%	11.34%	10.64%	Sales	1,147	6,168	10,620
Owner Occupied	1,875	10,235	20,718	Transportation	81	220	532
Renter Occupied	1,498	6,012	7,636	Retail	550	2,711	4,984
2024 Avg Household Income				Wholesale	150	731	1,240
	\$132,575	\$138,026	\$153,791	Manufacturing	245	1,186	2,144
2024 Med Household Income				Production	234	1,796	2,973
	\$110,533	\$112,210	\$126,273	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



MARC S. LIPPITT

CHAIRMAN | PRESIDENT

303.321.5888

mlippitt@uniqueprop.com

JUSTIN N. HERMAN

VICE PRESIDENT

720.881.6343

jherman@uniqueprop.com