

18233 LINCOLN MEADOWS PKWY #101

PARKER, CO 80134

 **PINNACLE**
REAL ESTATE ADVISORS



SELLER FINANCING AVAILABLE

±2,054 SF CREATIVE FLEX PROPERTY

CONFIDENTIAL OFFERING MEMORANDUM

18233 LINCOLN MEADOWS PKWY #101

PARKER, CO 80134

CONTACT US FOR MORE INFORMATION



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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

This ±2,054 SF flex unit offers a high-end, turnkey layout within Vehicle Vault Village—one of Parker’s most distinctive commercial communities. The space features a ±1,561 SF main level with 16’ clear height, an oversized 18’ x 16’ overhead door, epoxy floors, upgraded electrical, and a fully built-out ±493 SF mezzanine with studio space, and modern restroom with shower.

The HOA provides strong professional management, maintaining all common elements, insurance, financial operations, and architectural standards—ensuring a clean, secure, and well-run environment.

Located just off Lincoln Meadows Parkway with immediate access to E-470 and Parker Road, the property offers excellent visibility, easy access, and proximity to major retail anchors and dense residential neighborhoods. This is an ideal opportunity for an owner-user or investor seeking a high-image, move-in-ready space in a thriving South Metro submarket.



EXECUTIVE SUMMARY

PROPERTY DETAILS

ADDRESS	18233 Lincoln Meadows Pky, Parker, CO 80134
PROPERTY TYPE	Special Purpose / Other
COUNTY	Douglas
TOTAL GBA	2,054 SF
YEAR BUILT	2018
HEATING	Available
AIR CONDITIONING	Available in Mezzanine and Bonus Room
POWER	220V 100amps 3 Phase
OVERHEAD DOOR	18' x 16'
CLEAR HEIGHT	19'

INVESTMENT HIGHLIGHTS

±2,054 SF CREATIVE FLEX UNIT WITH HIGH-END FINISHES AND A FULLY BUILT-OUT MEZZANINE

OVERSIZED 18' X 16' OVERHEAD DOOR PROVIDING EASY ACCESS FOR VEHICLES, EQUIPMENT, OR STUDIO USE

POLISHED, TURN-KEY INTERIOR IDEAL FOR SHOWROOM, STUDIO, WORKSHOP, OR BOUTIQUE OWNER-USER CONCEPTS

PRIVATE RESTROOM WITH SHOWER, STORAGE, AND UPGRADED LIGHTING PACKAGE

19' CLEAR HEIGHT ON THE MAIN LEVEL WITH EXPOSED BLACK-PAINTED TRUSSES FOR A CLEAN MODERN AESTHETIC

LOCATED WITHIN VEHICLE VAULT VILLAGE—PREMIUM CONSTRUCTION, SECURE SETTING, AND STRONG SURROUNDING OWNERSHIP







UNIT AMENITIES

FULLY BUILT-OUT MEZZANINE (±493 SF) WITH PRIVATE STUDIO SPACE AND MODERN FINISHES

PRIVATE RESTROOM WITH SHOWER, FRP WALLS, VALANCE LIGHTING, AND STORAGE CABINETRY

PLUMBING FOR KITCHENETTE IN THE MEZZANINE

HIGH-END EPOXY CONCRETE FLOORS AND ACCENT LED LIGHTING THROUGHOUT

PRIVATE INTERNAL STAIRCASE WITH STEEL PAN TREADS, DIAMOND-PLATE STEPS, AND GUARDRAIL SYSTEM

EXISTING HVAC, FLOOR DRAIN, AND SECURE STORAGE SOLUTIONS ALREADY IN PLACE

HOA COVERAGE

MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL COMMON ELEMENTS, INCLUDING SHARED DRIVE AISLES, PARKING, LANDSCAPING, LIGHTING, AND ANY EXTERIOR/COMMON-AREA INFRASTRUCTURE

PROCUREMENT AND MANAGEMENT OF ALL REQUIRED HOA INSURANCE POLICIES FOR COMMON AREAS AND SHARED STRUCTURES

ENFORCEMENT OF COMMUNITY RULES, DESIGN/ARCHITECTURAL STANDARDS, AND OVERALL PROPERTY APPEARANCE REQUIREMENTS

OVERSIGHT OF ALL VENDOR CONTRACTS (LANDSCAPING, SNOW REMOVAL, MAINTENANCE, REPAIR, PROPERTY MANAGEMENT)

ADMINISTRATION OF ALL COMMUNITY GOVERNANCE—MEETINGS, VOTING, COMMUNICATIONS, ARCHITECTURAL APPROVALS, AND ENFORCEMENT PROCESSES

ALL WATER AND GARBAGE INCLUDED IN THE HOA

LOCATED WITHIN VEHICLE VAULT VILLAGE—PREMIUM CONSTRUCTION, SECURE SETTING, AND STRONG SURROUNDING OWNERSHIP

FINANCIAL ANALYSIS



PROPERTY EXPENSES

EXPENSES	CURRENT	PROFORMA
PROPERTY TAXES	\$13,161.00	\$13,556.00
HOA	\$5,388.00	\$5,388.00
GAS	\$1,200.00	\$1,236.00
ELECTRIC	\$1,200.00	\$1,236.00
TOTAL EXPENSES	\$20,949.00	\$21,416.00
EXPENSES PER SF (GROSS)	10.2	10.43





INVESTMENT CONCLUSIONS

\$670,000

PURCHASE PRICE

2,054

TOTAL SF

\$326.19

PRICE PER SF

This unit is an ideal fit for an owner-user or investor seeking a clean, modern, and highly functional flex space in one of Parker's most desirable business communities. Its combination of drive-in access, premium interior finishes, and a fully built-out mezzanine makes it especially well-suited for creative operators, boutique fabricators, specialty automotive users, design studios, or small businesses that want both image and efficiency. With strong HOA management, excellent surrounding demographics, and immediate access to Parker Road and E-470, the property offers long-term stability and a professional environment that supports growth and elevates the daily operations of any high-caliber user.

LOCATION OVERVIEW

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A GROWING COMMUNITY IN THE SOUTHEAST DENVER METRO

Parker, Colorado is one of the Denver Metro area's most desirable suburban communities, offering a blend of strong demographics, high quality of life, and continued residential and commercial growth. Located approximately 25 miles southeast of Downtown Denver, Parker benefits from direct access to major employment corridors while maintaining a distinct community-oriented atmosphere.

Originally a small ranching town, Parker has transformed into a thriving suburban market known for its highly rated schools, extensive trail systems, family-friendly amenities, and strong household incomes. The town continues to attract both residents and businesses seeking a balance between suburban convenience and outdoor-oriented Colorado living.

ECONOMIC & EMPLOYMENT DRIVERS

Parker benefits from its proximity to several major employment centers throughout the Denver Tech Center, Inverness Business Park, Meridian International Business Center, and Downtown Denver. The area is supported by a diverse regional economy with strong concentrations in:

TECHNOLOGY

HEALTHCARE

AEROSPACE &
DEFENSE

PROFESSIONAL
SERVICES

FINANCIAL
SERVICES

CONSTRUCTION &
ENGINEERING



Source: <https://www.parkerco.gov>

THE VILLAGE AT VEHICLE VAULT

The Village at Vehicle Vault is a distinctive, luxury custom garage condominium development with units ranging from 24' x 24' to as large as 40' x 80' or larger. These luxury custom garage condos are anchored by the Gallery at Vehicle Vault, a unique and beautiful building housing a fabulous collection of rare and exotic automobiles from all over the world that is open to the public. Here you can own your own custom garage space without the expense of developing property. There is no land lease, you own the garage condo allowing you to enjoy the associated tax benefits of ownership while building equity and being a part of our community. The Vehicle Vault Community is filled with professionals, collectors, motorsports enthusiasts and others like you that desire a set of restrictive covenants designed to ensure the quality of ownership for decades to come. The Vehicle Vault development is designed in the spirit of a country club village community, complete with gated concrete buildings featuring stucco, brick, glass, crafted and built to complement the investments that are contained within. Ownership includes membership to the Gallery at Vehicle Vault for exhibits, VIP receptions, car club events, car shows, rallies, concierge services as well as an HOA controlled by you, the owners. Our owners and developers have car collections themselves, they understand your need. Our owners have custom garages within the same buildings while owning and operating the Gallery at Vehicle Vault. We have a shared vision and we are passionate about the Vehicle Vault community, our family of collectors. Located just 5 miles east of I-25 on Lincoln Avenue, the Village At Vehicle Vault is easily accessible and ideally located in the Town of Parker. Just minutes from the Park Meadows Retail Resort, Centennial Airport, Castle Pines and Highlands Ranch, only 25 minutes from Denver International Airport and Ken Caryl, and less than 45 minutes from Boulder, Evergreen and Colorado Springs. The Village is right where it belongs in the heart of the Front Range. More here: <https://luxurycustomgarages.com/>



LOCATION OVERVIEW



DENVER TECH CENTER

The Denver Technological Center, better known as The Denver Tech Center or DTC, is a business and economic trading center located in Colorado in the southeastern portion of the Denver Metropolitan Area, within portions of the cities of Denver and Greenwood Village. It is home to several major businesses and corporations.

The Denver Tech Center is a vast business area with more volume and office space than downtown Denver. The area has grown to more than 850 acres large, with 25 million square feet of buildings completed.



AVERAGE HOUSEHOLD INCOME

EMPLOYMENT FORCE

MEDIAN HOME VALUE

\$129,294

35,000+

\$802,500



DISCLAIMER

This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 18233 Lincoln Meadows Pkwy #101, Parker CO and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



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