

18133

LINCOLN MEADOWS PKWY, UNIT 106
PARKER, CO 80134

LEASE RATE

\$3,000/MO + NNN



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 **UNIQUE**
PROPERTIES

 TCN

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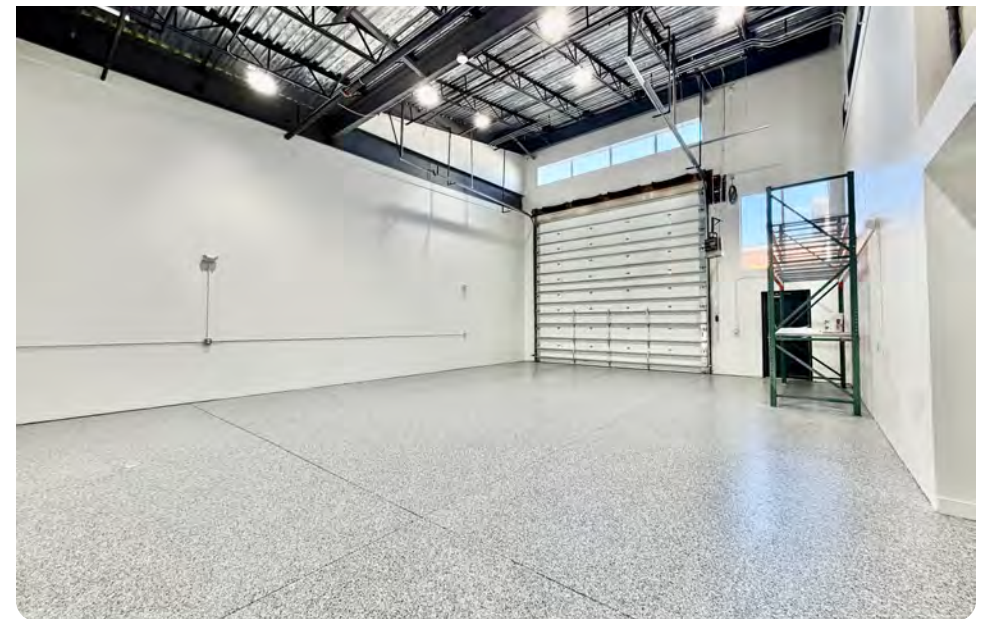
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PROPERTY HIGHLIGHTS

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:	R0604894
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.
- Bathroom w/ Shower & Doggy Bathtub.
- 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!
hang.moi

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
Scoopers
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

S. PARKER ROAD

PARKER
MAINSTREET

10 MINS
TO I-25



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



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