

**RETAIL FOR LEASE**



**THE COMMONS  
1842 S. PARKER ROAD, #9  
DENVER, CO 80231**

**2,697 square feet**

**\$21.00 PSF BASE  
\$10.11 PSF CAM**

**\$4,719.75 / Rent  
\$2,272.22 / CAM  
\$6,991.97 / Month**

**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, Little Doggie Paradise, Cherry Medical Supply, Exotic Smokes and African Mini Mall.
- Many upgrades - newly painted, landscaping, ample parking.
- Unincorporated Arapahoe County—lower sales tax rate for your customers.
- Surrounded by numerous apartment and residential communities.

**DEMOGRAPHICS (2025)**

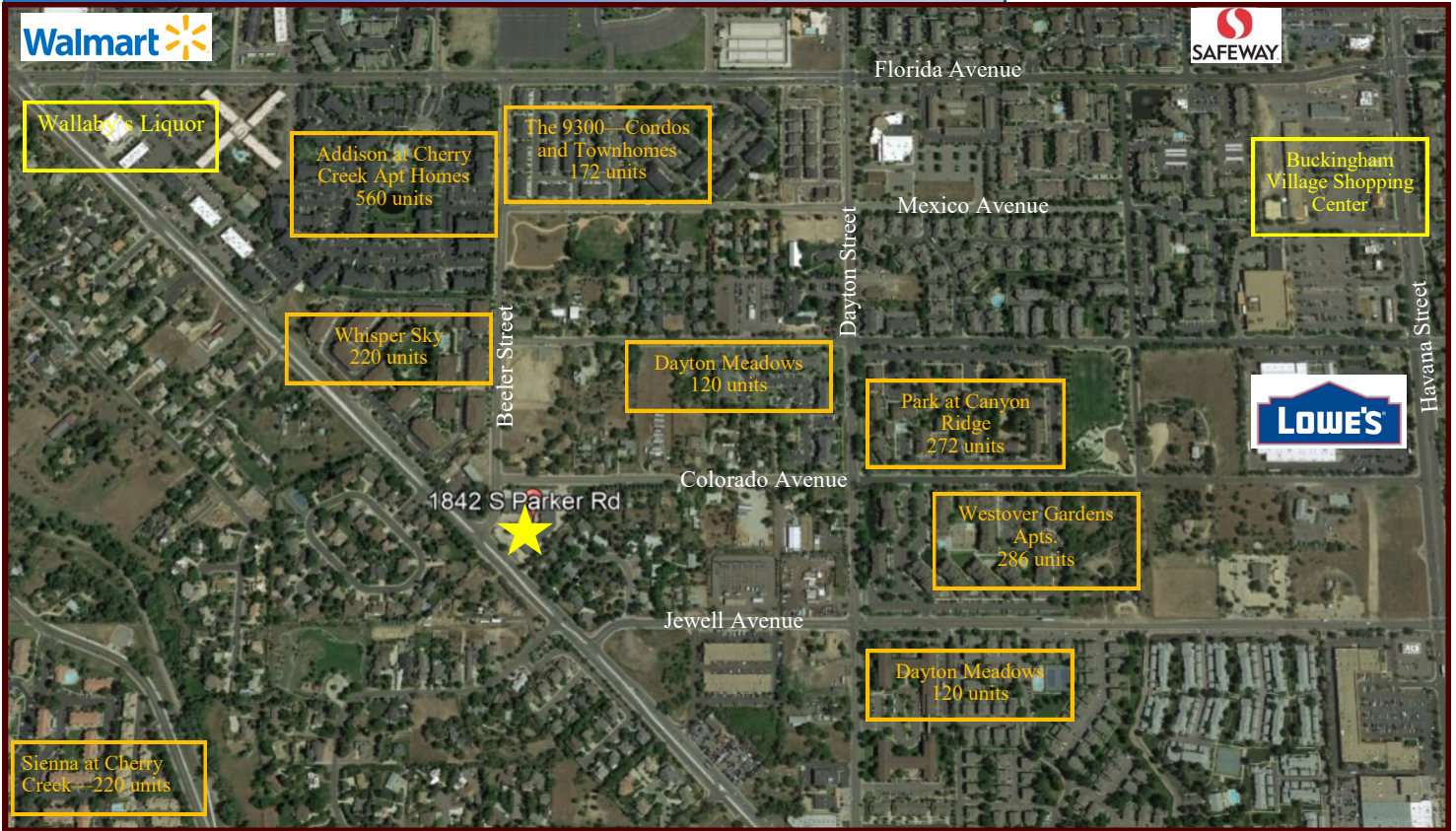
<i>Radius</i>	<i>1-Mile</i>	<i>3-Mile</i>	<i>5-Mile</i>
<b>Population</b>	<b>26,464</b>	<b>190,326</b>	<b>471,346</b>
<b>Households</b>	<b>12,118</b>	<b>85,623</b>	<b>202,943</b>
<b>Median Income</b>	<b>\$79,182</b>	<b>\$78,189</b>	<b>\$85,367</b>
<b>Traffic Counts</b>	<b>32,000 ~ vpd</b>		



**FOR MORE INFORMATION, PLEASE CALL:**  
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