

18133

LINCOLN MEADOWS PKWY, UNIT 106

PARKER, CO 80134

SALE PRICE

\$575,000 ~~\$599,000~~



MARC S. LIPPITT

CHAIRMAN | PRESIDENT

303.321.5888

mlippitt@uniqueprop.com

JUSTIN N. HERMAN

VICE PRESIDENT

720.881.6343

jherman@uniqueprop.com

 **UNIQUE**
PROPERTIES

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400 S. Broadway | Denver, CO 80209

www.uniqueprop.com | 303.321.5888

18133 Lincoln Meadows Pkwy, Suite 106, Parker, CO 80134

Team Contacts

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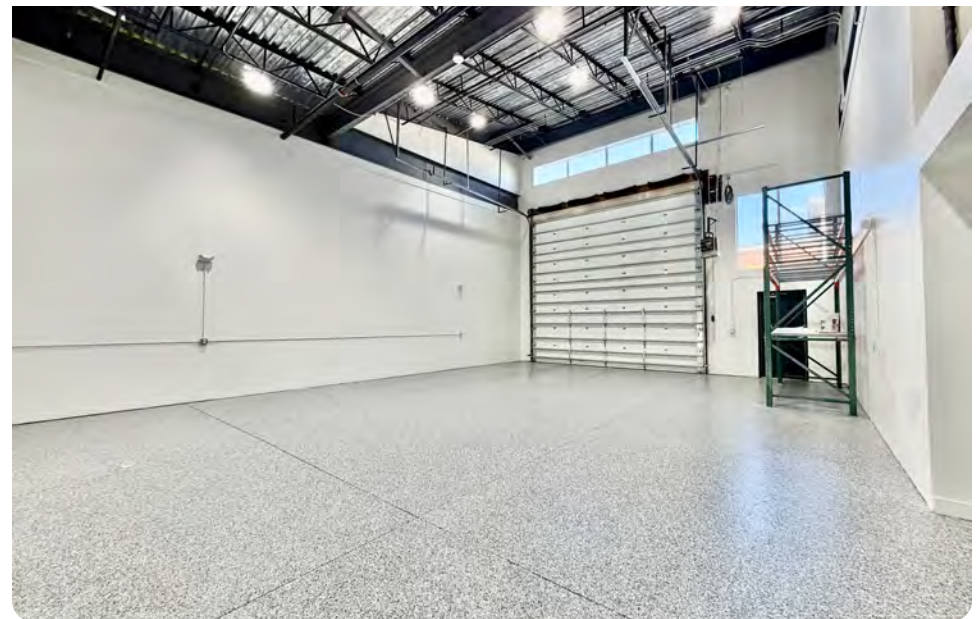
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PROPERTY HIGHLIGHTS

Complex Name:	The Vehicle Vault
Price:	\$575,000
Condo Size:	1,679 SF
Price/PSF:	\$342.47
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.
- Can be combined with Unit 107 (Also For Sale) for a total of 3,358 SF

ADDITIONAL PHOTOS



ALSO AVAILABLE - SUITE 107

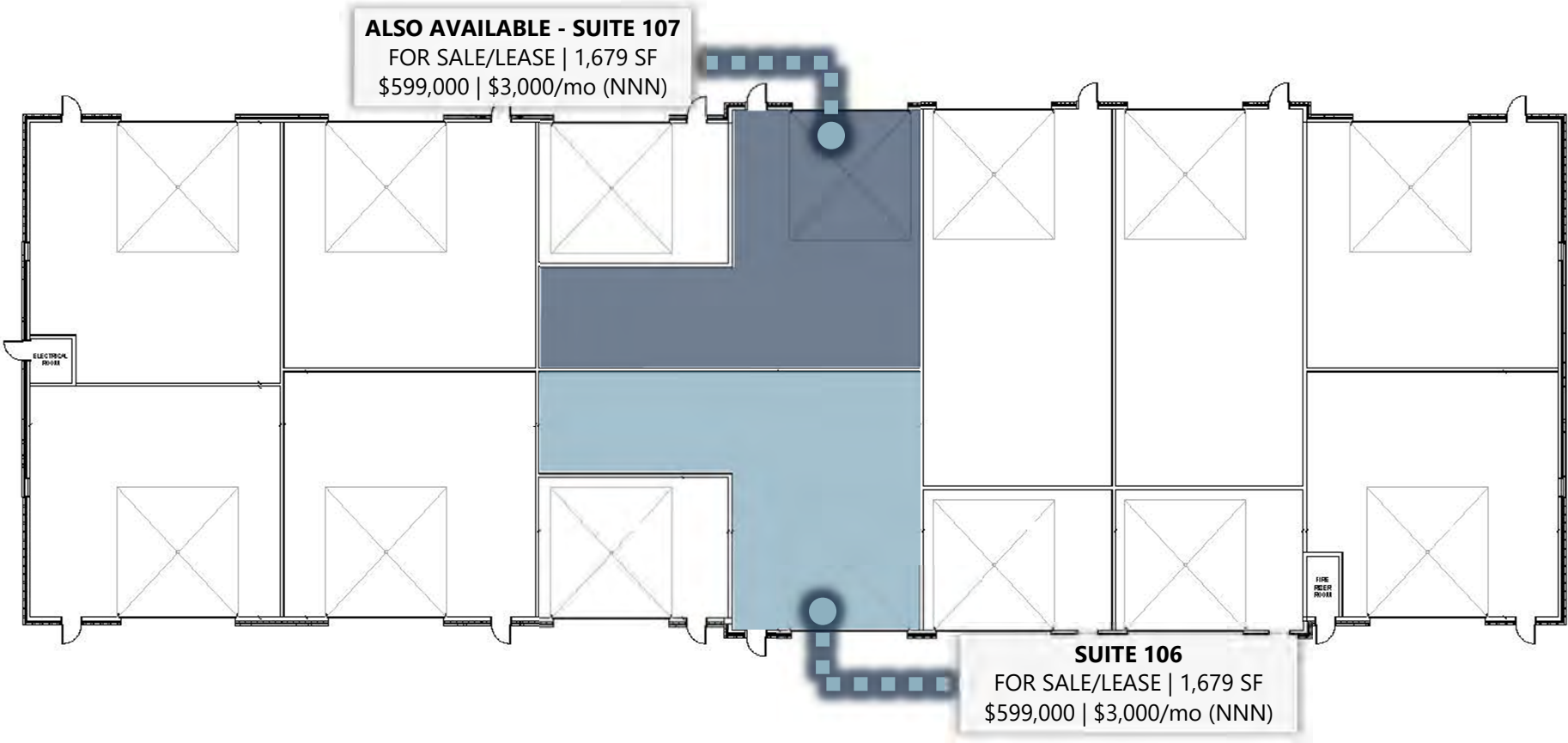
FOR SALE/LEASE | 1,679 SF

\$599,000 | \$3,000/mo (NNN)

SITE



SITE LAYOUT





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 Soopers
us bank
Advance Auto Parts
Cherry Village
noodles
berryblendz

DISCOUNT TIRE
Jersey Mike's
Mt. Fuji
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 MADNESS

LINCOLN AVENUE

SITE

LOWE'S

DUNKIN' DONUTS
Rita's
Tokyo JOE'S
WING-STOP

S. PARKER ROAD

10 MINS
TO I-25

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