

18133

LINCOLN MEADOWS PKWY, UNIT 107

PARKER, CO 80134

SALE PRICE

\$549,000 ~~\$599,000~~



JUSTIN N. HERMAN

VICE PRESIDENT

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 **UNIQUE**
PROPERTIES

TCN
REAL ESTATE

400 S. Broadway | Denver, CO 80209

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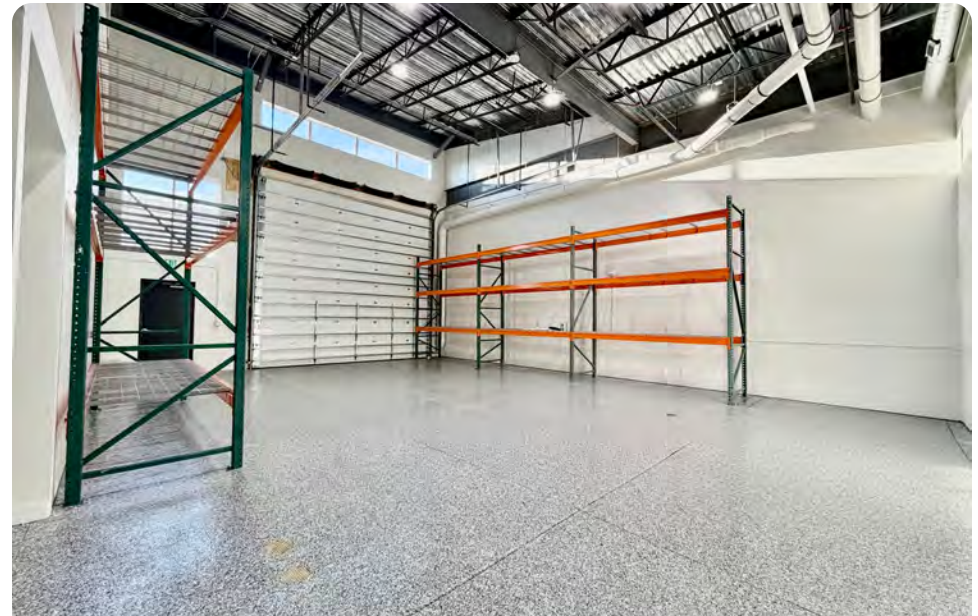
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PROPERTY HIGHLIGHTS

Complex Name:	The Vehicle Vault
Price:	\$549,000
Condo Size:	1,679 SF
Price/PSF:	\$326.98
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.
- Can be combined with Unit 106 (Also For Sale) for a total of 3,358 SF

ADDITIONAL PHOTOS

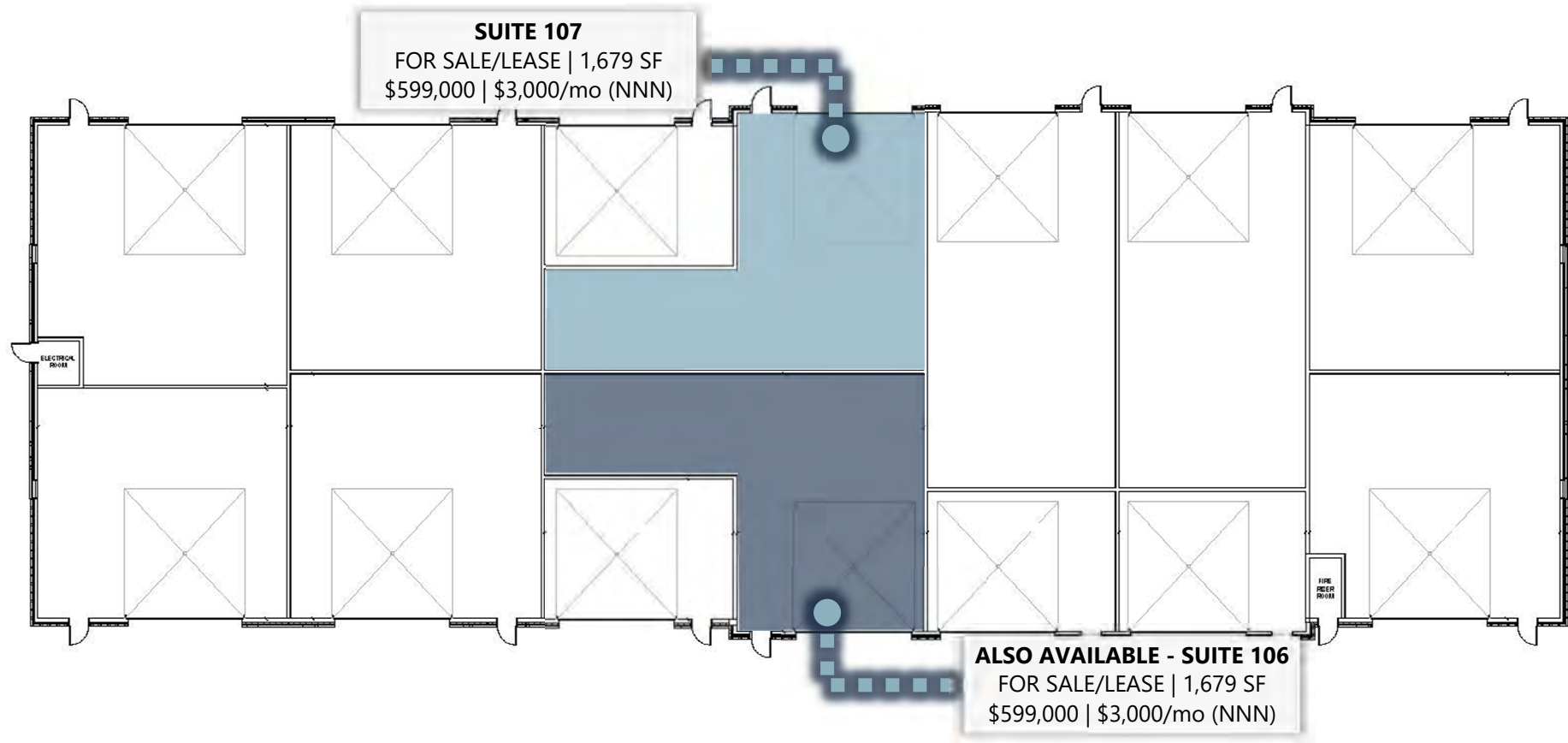


ALSO AVAILABLE - SUITE 106
FOR SALE/LEASE | 1,679 SF
\$599,000 | \$3,000/mo (NNN)

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

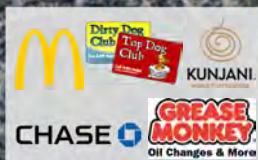
E470

E470

Advent Health
Parker



S. JORDAN RD



LINCOLN AVENUE

SITE



S. PARKER ROAD



10 MINS
TO I-25

PARKER
MAINSTREET



AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
Population:			
2029 Projection	9,265	45,286	84,381
2024 Estimate	8,656	42,066	78,527
2010 Census	8,095	38,076	71,266
Growth 2024-2029	7.04%	7.65%	7.45%
Growth 2020-2024	6.93%	10.48%	10.19%
Median Age	38.20	37.80	38.20
Average Age	38.20	37.50	37.40
2024 Population by Race:			
White	6,456	31,816	58,653
Black	216	938	1,600
Am. Indian & Alaskan	39	262	456
Asian	601	2,816	6,462
Hawaiian & Pacific Island	0	0	6
Other	1,344	6,234	11,350
Hispanic Origin	1,100	5,134	8,947
U.S. Armed Forces:			
	10	78	111
Households:			
2029 Projection	3,628	17,554	30,555
2024 Estimate	3,373	16,247	28,354
2010 Census	3,109	14,592	25,628
Growth 2024-2029	7.56%	8.04%	7.76%
Growth 2020-2024	8.49%	11.34%	10.64%
Owner Occupied	1,875	10,235	20,718
Renter Occupied	1,498	6,012	7,636
2024 Avg Household Income	\$132,575	\$138,026	\$153,791
2024 Med Household Income	\$110,533	\$112,210	\$126,273

Radius	1 Mile	2 Mile	3 Mile
2024 Households by Household Inc:			
<\$25,000	288	1,060	1,656
\$25,000 - \$50,000	243	1,415	2,084
\$50,000 - \$75,000	536	2,590	3,421
\$75,000 - \$100,000	386	1,833	2,948
\$100,000 - \$125,000	553	2,508	3,952
\$125,000 - \$150,000	148	1,176	2,259
\$150,000 - \$200,000	684	2,566	5,160
\$200,000+	534	3,098	6,872
2024 Population by Education:			
Some High School, No Diploma	117	1,172	1,868
High School Grad (Incl Equivalency)	995	4,064	6,931
Some College, No Degree	2,082	8,894	14,942
Associate Degree	452	2,016	3,540
Bachelor Degree	2,121	9,944	19,348
Advanced Degree	799	5,068	10,387
2024 Population by Occupation			
Real Estate & Finance	456	2,402	5,375
Professional & Management	3,246	15,845	31,684
Public Administration	317	1,340	2,432
Education & Health	923	5,203	9,255
Services	711	3,488	5,977
Information	312	1,330	2,338
Sales	1,147	6,168	10,620
Transportation	81	220	532
Retail	550	2,711	4,984
Wholesale	150	731	1,240
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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