

**RETAIL & OFFICE SPACE  
FOR LEASE**



# COTTONWOOD SQUARE

17930 Cottonwood Drive, Parker, CO 80134

## PROPERTY FEATURES

Adjacent to King Soopers Marketplace, Costco, Trader Joe's and Boondocks.

Strong and visible tenant mix along Parker Road.

Close to E-470, Arapahoe Road, I-25, and Downtown Parker.

Major tenants include SNARF'S, Essential Pet, T-Mobile and more!

### LEASING INFORMATION

<b>Asking Rates:</b>	Call for details.
<b>Est. NNN (2024):</b>	\$10.93
<b>Lease Terms:</b>	3-5 year leases.
<b>Max. Contiguous:</b>	<i>Fully Leased!</i>
<b>Minimum Sq. Ft.:</b>	<i>Fully Leased!</i>

### DEMOGRAPHICS (2024)

 POPULATION	<b>1 MILE:</b>	10,728
	<b>3 MILES:</b>	62,133
	<b>5 MILES:</b>	189,617
 HOUSEHOLDS	<b>1 MILE:</b>	4,802
	<b>3 MILES:</b>	23,871
	<b>5 MILES:</b>	69,564
 HOUSEHOLD INCOME (MEDIAN)	<b>1 MILE:</b>	\$85,838
	<b>3 MILES:</b>	\$103,492
	<b>5 MILES:</b>	\$119,287



Explore More Western Centers  
Leasing Opportunities!

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SUITE	TENANT	SQ. FT.
17856	Edible Arrangements	1,240
17858-60	TNT Pizza and Wings	3,315
17862	Kingsmen Haircuts & Grooming	972
17866	Cheery Spa	5,382
17872	Rosy Nail Salon	875
17874	Sunshine Learning Center	3,300
17880	Parker Exotic Pets	1,450
17882	Gianna's Angels Day Program	2,450
17884	Treehive Chiropractic	1,325
17886	Hertz Car Rental	1,135
17888	Sunrise Pharmacy	2,572
17892	Bro's Headshop	1,429
17894	Regime Painting	990
17896	Inc Auto Repair Center	3,340
17904	FuNuGyz Sports Tavern	4,533
17906	Western Slope Driving Institute	1,428
17908A	Ju's Coffee	1,280
17908B	Izbbushka Spa	1,050
17910A-B	Towers Wealth Management	3,485
17912	BT Insurance and Financial	1,442
17914	SNARF'S (coming soon!)	2,093
17916-20	Essential Pet	4,112
17922-24	DMV - Drivers License Office	3,638
17928	Survival Supplements	1,412
17930	T-Mobile	2,415

## SITE MAP

