

FREE STANDING BUILDING AVAILABLE

FOR LEASE

18220 Cottonwood Dr., Parker, CO 80138



PROPERTY DESCRIPTION

3,494 SF high visibility free standing building fronting Parker Rd.

PROPERTY HIGHLIGHTS

- Great co-tenancy with Costco, Sportsman's Warehouse, Chiptole, AT&T, Freddy's Frozen Custard, MOD Pizza, Raising Cane's, Jimmy Johns, Columbine Federal Credit Union, and Huntington Learning Center.
- Across Parker Road from the King Soopers anchored shopping center
- Just north of Interstate E-470
- Growing trade area
- Strong demographics and daily traffic counts

OFFERING SUMMARY

Lot Size:	0.41 Acres
Year Built:	2018
Available SF:	3,494 SF
Lease Rate:	Call for pricing



DOUG ANTONOFF

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The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

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CROWN POINT SHOPPING CENTER TENANTS

Costco - over \$3,000,000.00 in weekly sales. Tops in Colorado

Raising Cane's, Freddy's Frozen Custard, ENT Federal Credit Union, Car Wash, MOD Pizza, Blue Sky Nails & Spa, Xfinity/Comcast, AT&T, Chiptole, Jimmy John's, Columbine Credit Union, Hunting Learning Center, Pine Grove Animal Hospital and, Parker Kidney Center

INTERSECTION RETAILERS

125,000 SF King Soopers Marketplace, Full Liquor and Fred Meyer Jewelry, King Soopers Gas, Wells Fargo, Supercuts, Tonti's Pizza, Dentistry, BOK Financial and, Animal Emergency and Special Center

CROWN POINT SIGNIFICANT USERS

Parker Adventist Hospital - 1,000+ employees. Ranked among the top hospitals in the nation for patient satisfaction

Life Time Fitness - 290+ employees

Colorado Foot & Ankle Sports Medicine

LODGING IN THE AREA

Hampton Inn & Suites

Holiday Inn Denver/Parker E-470

SpringHill Suites by Marriott Denver Parker

RESIDENTIAL

Vantage Point - 400 MFDU located directly across from Crown Point Shopping Center; 2nd phase to start

200 MFDU and 111 Condominiums constructed at NW corner of Parker and Pine

300 MFDU south of E-470 between Jordan and Parker Rds. - completed

300 SFDU - 270 of 300 homes completed with 10+ homes permitted monthly at NWC of Jordan Rd. and Cottonwood Dr.

200 Duplex units under construction at SEC of Chambers and Cottonwood

200 SFDU homes built south of E-470 on Jordan Rd.

200 SFDU homes built 1.5 miles south of E-470 along Jordan Rd.

100 SFDU row houses completed 1.75 miles north of E-470 along Jordan Rd.

238 Paired homes in planning north of E-470 between Jordan Rd. and Chambers Rd.

100 Condos planned at SWC of E-470 and Jordan Rd.

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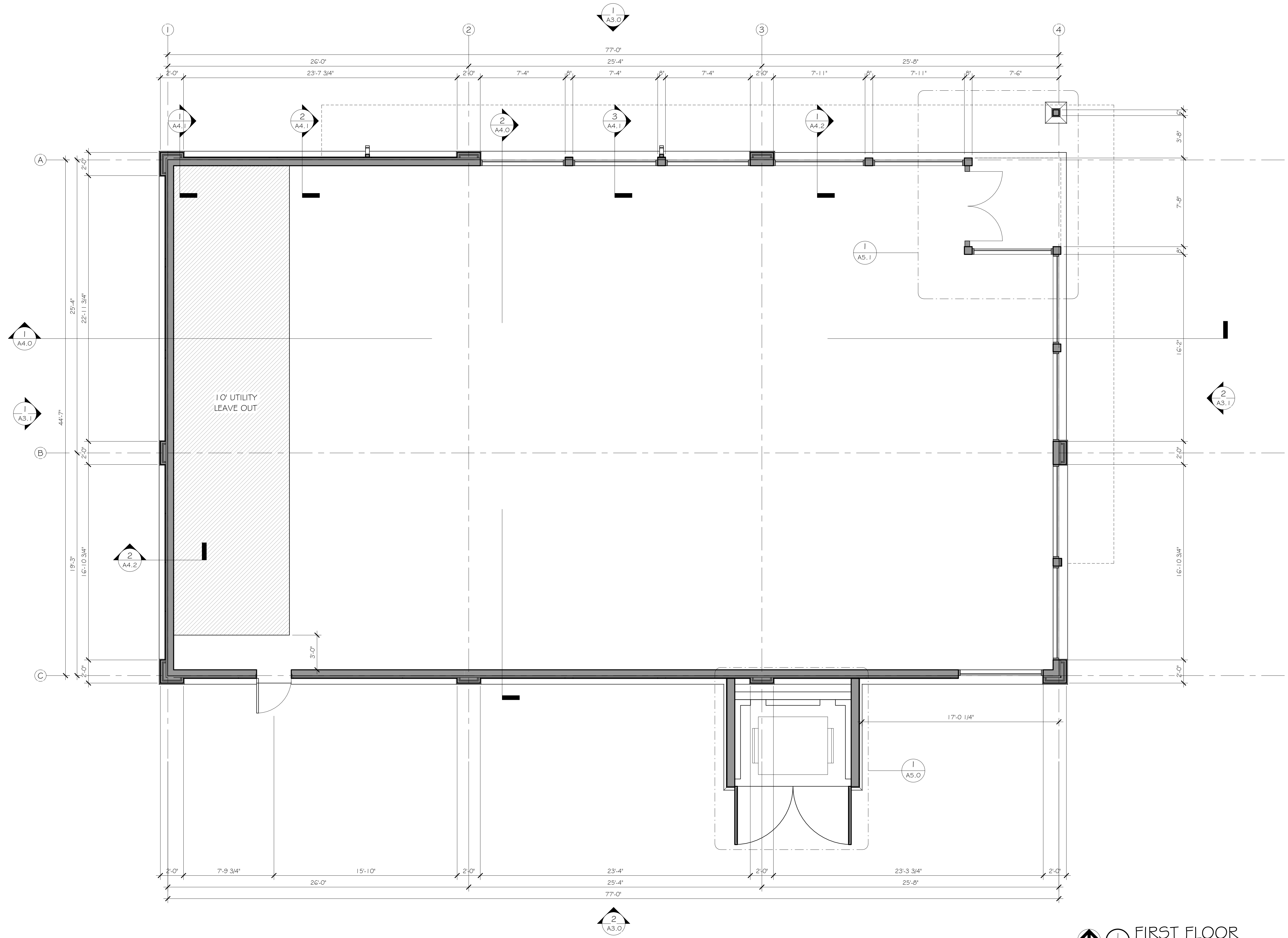


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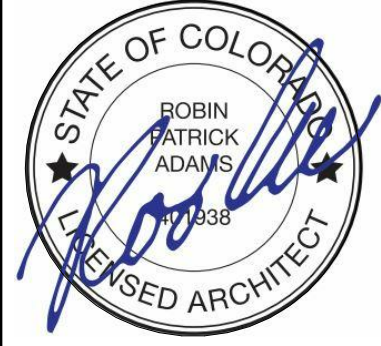




↑ FIRST FLOOR
 A2.0 SCALE: 1/4" = 1'-0"

Reviewed for Code Compliance
 07/05/2017

CROWN POINT F#1, 24TH AMENDMENT, LOT 2
BUILDING PERMIT SET
 18220 COTTONWOOD DR. PARKER, CO 80138



REVISIONS:

No	Date	Description

SHEET ISSUE DATE:
 04-11-2017
 PROJ. NO. 16064
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SHEET TITLE:
FIRST FLOOR PLAN
 SHEET NUMBER:

A2.0