

RETAIL AND OFFICE
SPACE FOR LEASE

COTTONWOOD SHOPPING CENTER



**17930 COTTONWOOD DRIVE
PARKER, COLORADO 80134**

FEATURES

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

Strong and visible tenant mix along Parker Rd.

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

Major tenants include Colorado Driver's License, T-Mobile, FuNuGyz, Essential Pet and more!

DEMOGRAPHICS (2023)



POPULATION

1 MILE:	8,655
3 MILES:	61,256
5 MILES:	189,281



HOUSEHOLDS

1 MILE:	3,932
3 MILES:	22,983
5 MILES:	69,258



HOUSEHOLD INCOME (MEDIAN)

1 MILE:	\$96,182
3 MILES:	\$96,182
5 MILES:	\$142,581

LEASING INFORMATION

ASKING RATES

Call for Details

2023 EST. NNN

\$10.93/sq.ft.

TERMS

3-5 year leases.

MAXIMUM CONTIGUOUS

5,382 sq.ft.

MINIMUM SF

5,382 sq.ft.

WESTERN CENTERS
10555 E. DARTMOUTH AVE. SUITE 360
AURORA, CO 80014



303.306.1000
LEASING@WESTERNCENTERS.COM
WWW.WESTERNCENTERS.COM

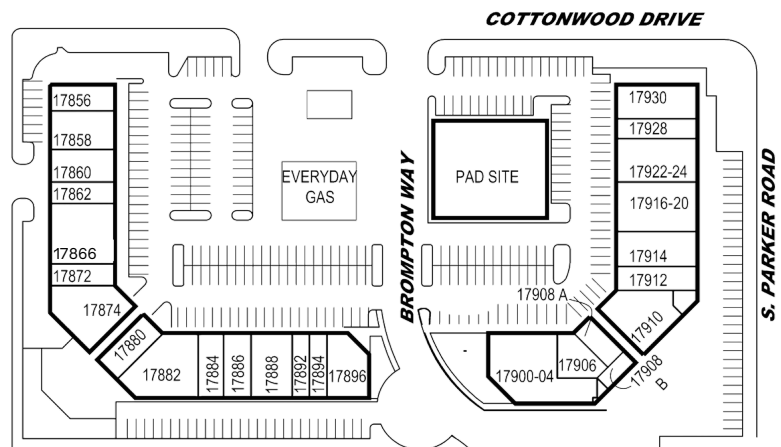
RETAIL AND OFFICE
SPACE FOR LEASE

COTTONWOOD SHOPPING CENTER



SUITE	TENANT	SQ. FT.
17856	Edible Arrangements	1,240
17860	TNT Pizza and Wings	3,315
17862	Kingsman Haircuts and Grooming	972
17866	AVAILABLE	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	Izbushka Spa	1,050
17910A-B	Towers Wealth Management	3,485
17912	BT Insurance & Financial	1,442
17914	SNARF'S (coming soon!)	2,093
17916-17920	Essential Pet	4,112
17922-17924	DMV - Drivers License Office	3,638
17928	Survival Supplements	1,412
17930	T-Mobile	2,415

SITE MAP



EXPLORE MORE WESTERN CENTERS
LEASING OPPORTUNITIES



WESTERN CENTERS
10555 E. DARTMOUTH AVE. SUITE 360
AURORA, CO 80014



303.306.1000
LEASING@WESTERNCENTERS.COM
WWW.WESTERNCENTERS.COM