

# 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 with Cottonwood Square Tree landmark.  
 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>	3485 Sq. Ft.
<b>Minimum Sq. Ft.:</b>	3485 Sq. Ft.

### DEMOGRAPHICS (2026)

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



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Leasing Opportunities!

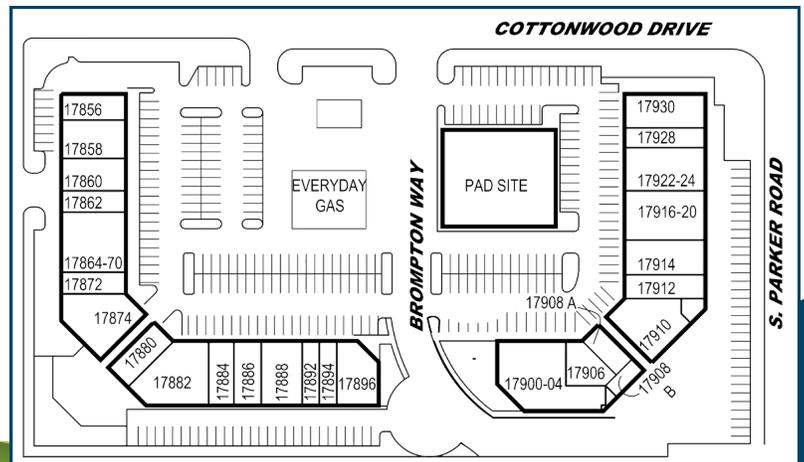
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SUITE	TENANT	SQ. FT.
17856	Edible Arrangements	1,240
17858-60	TNT Pizza and Wings	3,315
17862	Kingsmen Haircuts & Grooming	972
17866	Cheery Spa	5,382
17872	Rosy Nail Salon	875
17874	AVAILABLE	3,300
17880	Parker Exotic Pets	1,450
17882	Gianna's Angels 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	The Card Life	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	AVAILABLE	3,485
17912	BT Insurance and Financial	1,442
17914	SNARF'S	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



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