

6075 | **PARKWAY DR.**
COMMERCE CITY, CO 80022

RETAIL | 12,622 RSF
AVAILABLE FOR SUBLEASE



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sublease Term:	February 28, 2027
Rental Rate:	\$15.40 RSF NNN
NNN Expenses:	\$7.44/SF
Available SF:	12,622 RSF
Lot Size:	8.51 Acres
Parking:	4/1,000
Zoning:	C-2
Power:	To be verified
Sprinklered:	YES
Year Built:	1987
Zoning:	C-2

PROPERTY OVERVIEW

Prime sublease retail space in Parkway Market Center, offering unmatched exposure and convenience. Prominent storefront visibility and available signage options. Located next to King Soopers, and alongside banks, and dining establishments. Close proximity to public transportation.

PROPERTY HIGHLIGHTS

- Heavy traffic area with excellent visibility to a major intersection.
- Part of the 34,00 SF Parkway Market Center.
- Near public transportation.
- Signage available.
- Move in ready.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



RETAIL MAP



FLOOR PLAN



DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,357	54,943	251,662
Average Age	31.6	32.8	33.9
Average Age (Male)	26.1	31.1	33.4
Average Age (Female)	33.4	33.0	33.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,929	17,008	91,807
# of Persons per HH	3.2	3.2	2.7
Average HH Income	\$61,093	\$77,266	\$92,388
Average House Value	\$208,943	\$312,389	\$380,102

TRAFFIC COUNTS

35,928 vehicles /day

2020 American Community Survey (ACS)

