6075 PARKWAY DR. COMMERCE CITY, CO 80022

RETAIL | 12,622 RSF AVAILABLE FOR SUBLEASE



PHILLIP A. YEDDIS

EXECUTIVE VICE PRESIDENT

303.619.3603

303.512.1162

pyeddis@uniqueprop.com



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









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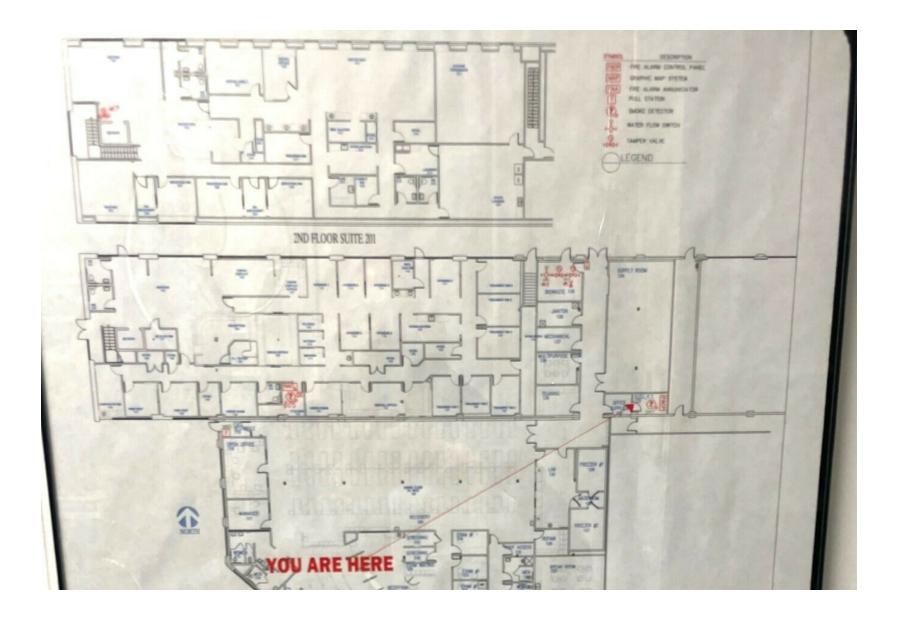


RETAIL MAP





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)

