

OFFICE / FLEX FOR LEASE
VILLAGES AT PARKER II
 10450 S. PROGRESS WAY, PARKER, CO 80134



PROPERTY FEATURES

- Available January 1, 2025
- 12' x 12' Roll-up Door
- Functional Layout
- Centrally Located in Parker
- 7 minutes to E-470, 15 minutes to I-25, and 30 minutes to Downtown Denver

PROPERTY DETAILS

AVAILABLE	Unit 104: ±2,025 SF
LEASE RATE	\$18.00 / SF NNN
CAM	\$9.00 / SF (2024 Est.)
MONTHLY RENT	\$4,556.25
PARKING	3:1,000
Y.O.C.	2008
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	41,268	\$131,371	\$457,373
5 Mile	133,740	\$141,869	\$472,585
10 Mile	528,617	\$142,566	\$483,318

*2028 Projected Population

PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering **±107,434 Residents**.
- 80134 is the **2nd Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

Vehicles Per Day (VPD)

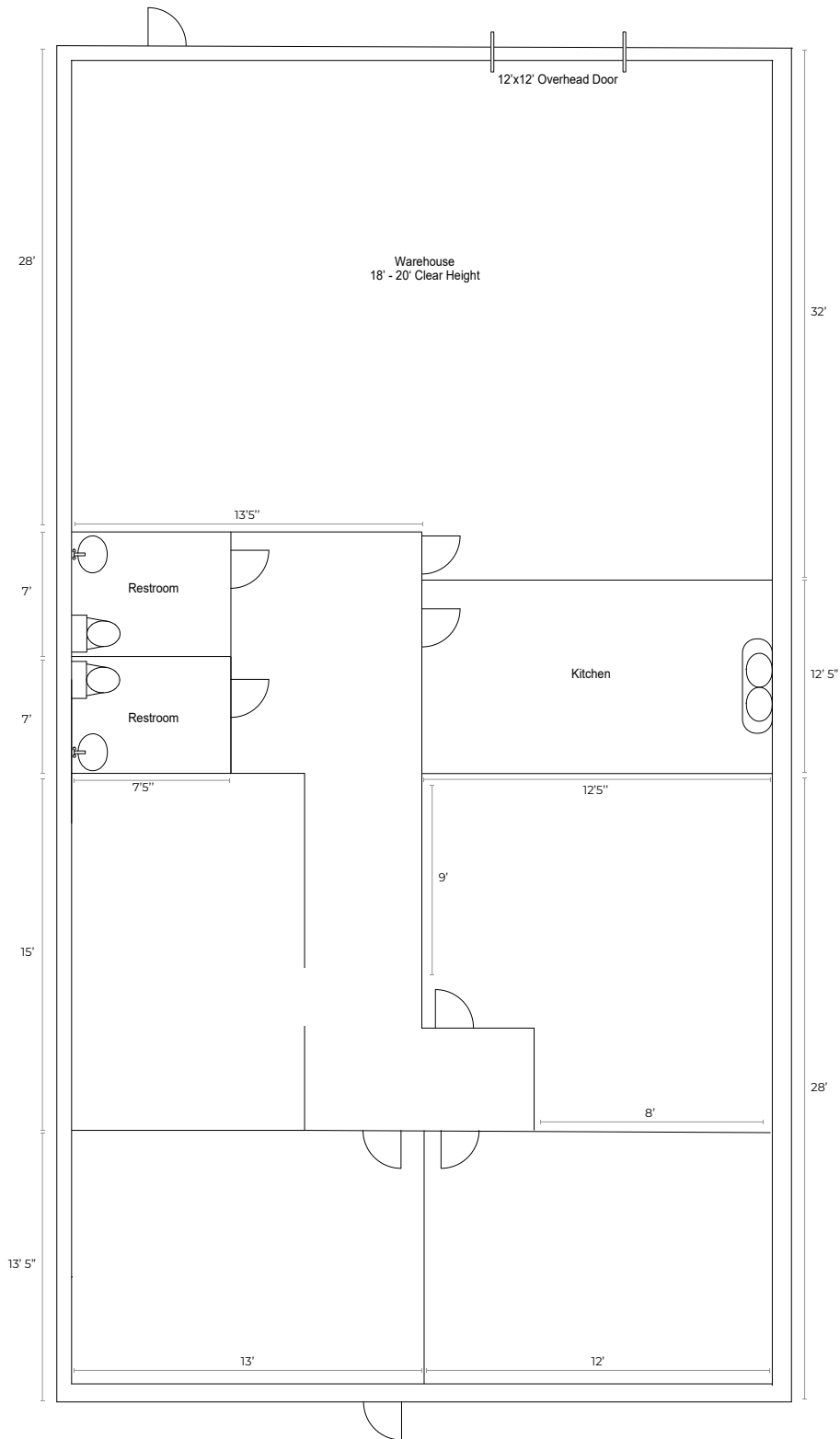
- Approx. 59,200 VPD at Parker Rd. & Lincoln Ave.
- Approx. 49,000 VPD at Parker Rd. & Plaza Dr.
- Approx. 50,000 VPD at Mainstreet & Parker Rd.

TREVEY COMMERCIAL
 10510 Dransfeldt Rd, Suite 100
 Parker, Colorado 80134
 303-841-1400 | www.trevey.com

DAVID MARULLI
 Capital Markets
david@trevey.com
 C: 720-298-2840

HEATH HONBARRIER
 V.P. Sales & Leasing
heath@trevey.com
 C: 720-252-0144

FLOOR PLAN



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