

Parker Square Medical Phase II

E Parker Square & S Pine Dr | Parker, CO 80134



FOR LEASE | Now Available for Pre-Leasing or Build-to-Suit

AVAILABLE

5,000 - 10,088 SF

PARCEL SIZE

0.72 AC

RATE

Contact Broker

CONTACT

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ABOUT THE PROPERTY

- Join Phase 2 of Parker Square Medical Building - the newest medical office property in the Parker MSA
- Amenity Rich Environment! Just minutes away from historic downtown Parker, and within walking distance (0.2 miles) to Parker Pavilions and Flat Acres Mall, as well as Pinehill Retail Center (0.1 miles)
- Quiet office setting with no major arterial adjacencies, but centrally located in Parker for easy access
- Building signage available
- 7 minutes to E-470, 15 minutes to I-25, and 30 minutes to Downtown Denver



TRAFFIC COUNTS

S Parker Rd

55,570 VPD

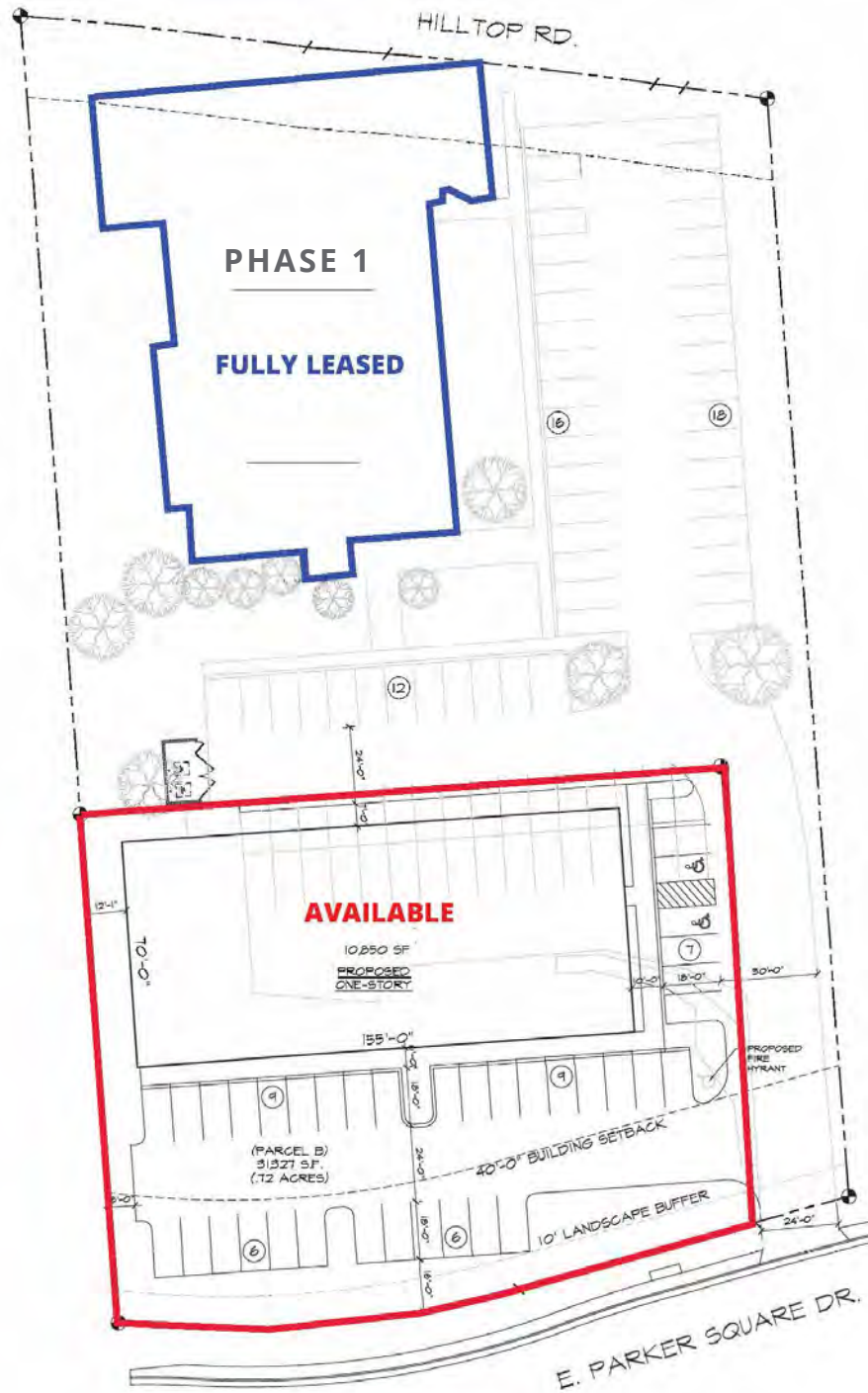
Hilltop Rd

16,950 VPD

Year: 2023 | Source: Esri

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PHASE 1 TENANTS
Centura Health
American Family Insurance
OnPoint Family Medicine
Ahoudek Counseling
Passport Health
Edward Jones
Cornerstone Psychiatry



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SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

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Sky Ridge Medical Center

Lutheran High School

Centennial Airport (KAPA)

Crossing at Stonegate



S Twenty Mile Rd
S Parker Rd

FlatAcres MarketCenter / Parker Pavilions



Rodeo Cir



SITE



Hilltop Rd

E Parker Square Dr



ENDODONTICS OF COLORADO



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

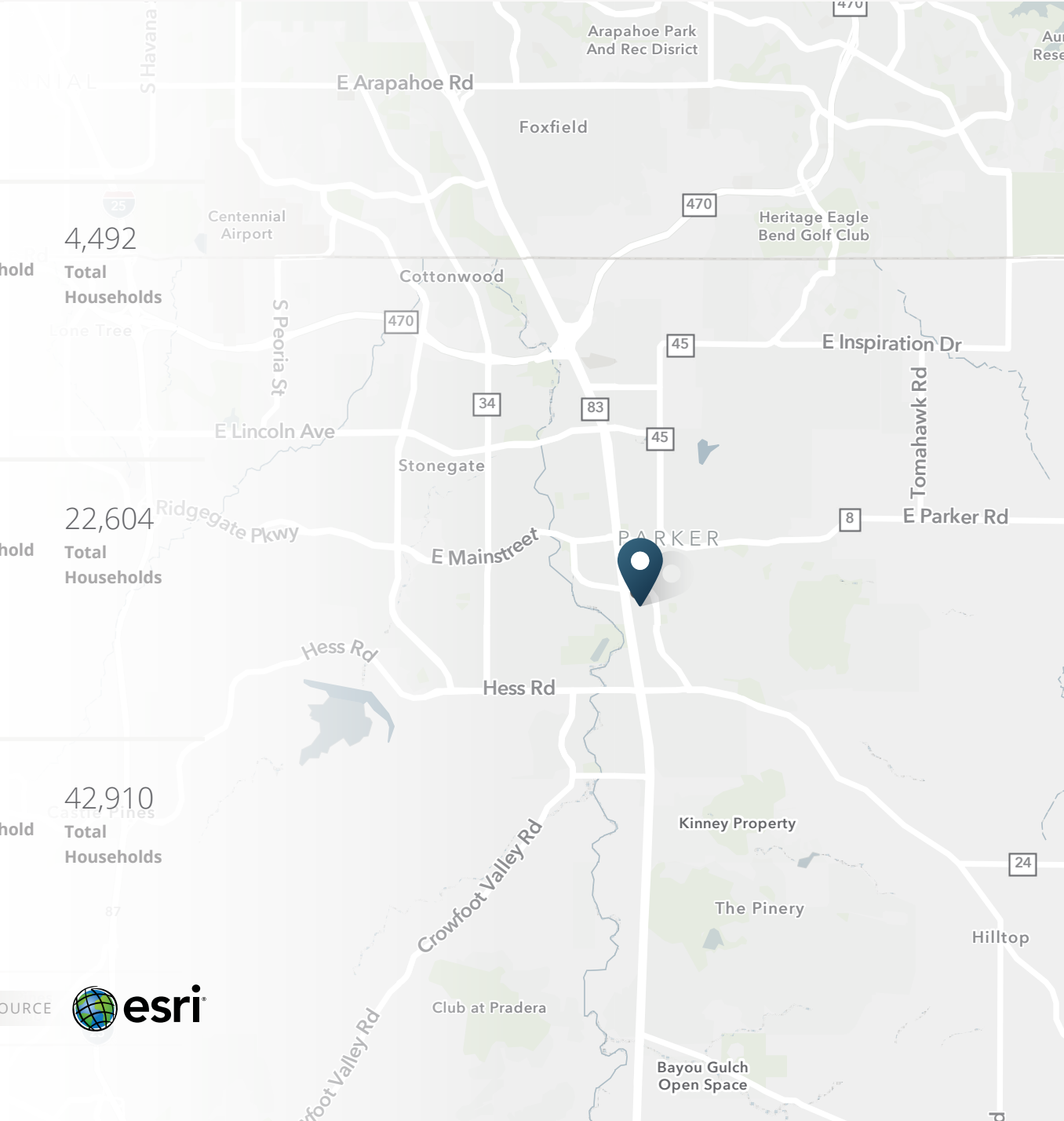
11,122 Population	12,789 Total Daytime Population	\$138,160 Average Household Income	4,492 Total Households
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3 MILES

64,585 Population	55,706 Total Daytime Population	\$164,415 Average Household Income	22,604 Total Households
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5 MILES

118,827 Population	93,097 Total Daytime Population	\$164,712 Average Household Income	42,910 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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