

# 10158

## S. PARKER ROAD, UNIT 105

PARKER, CO 80138

LEASE RATE

**\$24.00 PSF/YR (NNN)**



**NEW SIGNALIZED INTERSECTION**

GREAT VISIBILITY | 54,000 VPD



**MARC S. LIPPITT**

CHAIRMAN | PRESIDENT

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 **UNIQUE**  
PROPERTIES

TCN  
REAL ESTATE SERVICES

400 S. Broadway | Denver, CO 80209  
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*10158 S. Parker Road, Parker, CO 80138*

## Team Contacts

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### Unique Properties, Inc

400 South Broadway | Denver, CO 80209

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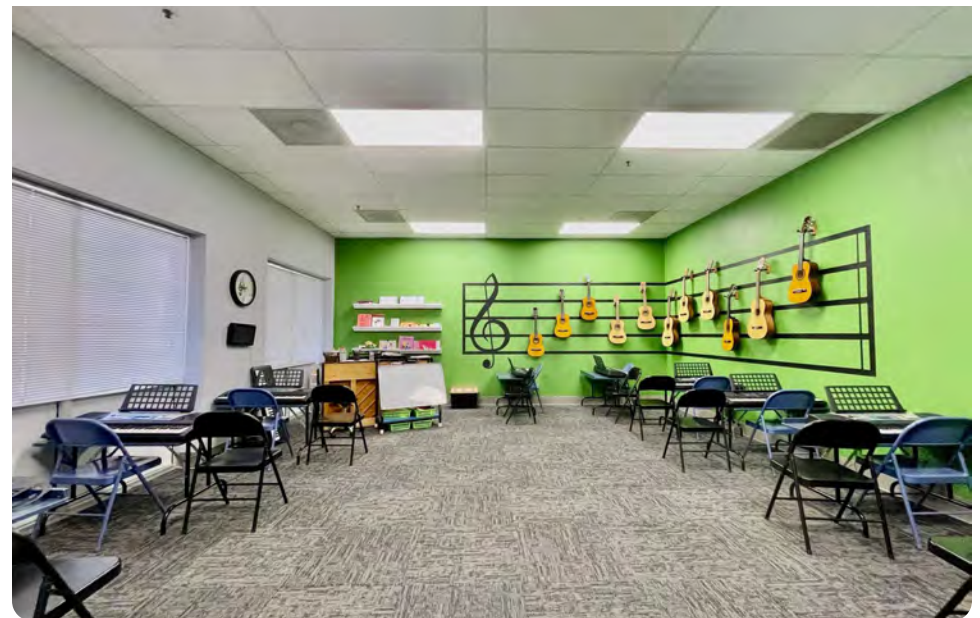
# PROPERTY HIGHLIGHTS

|                        |                          |
|------------------------|--------------------------|
| Lease Rate:            | \$24 PSF + NNN           |
| Est NNN:               | \$9.33 PSF               |
| Available SF:          | 1,658 SF                 |
| Building Size:         | 11,254 SF                |
| Lot Size:              | 1.516 Acres              |
| Year Built:            | 1998                     |
| Parking Spaces:        | 84 Spaces                |
| County:                | Douglas                  |
| Property Taxes (2025): | \$41,141.99 (\$3.66 PSF) |

## PROPERTY DESCRIPTION

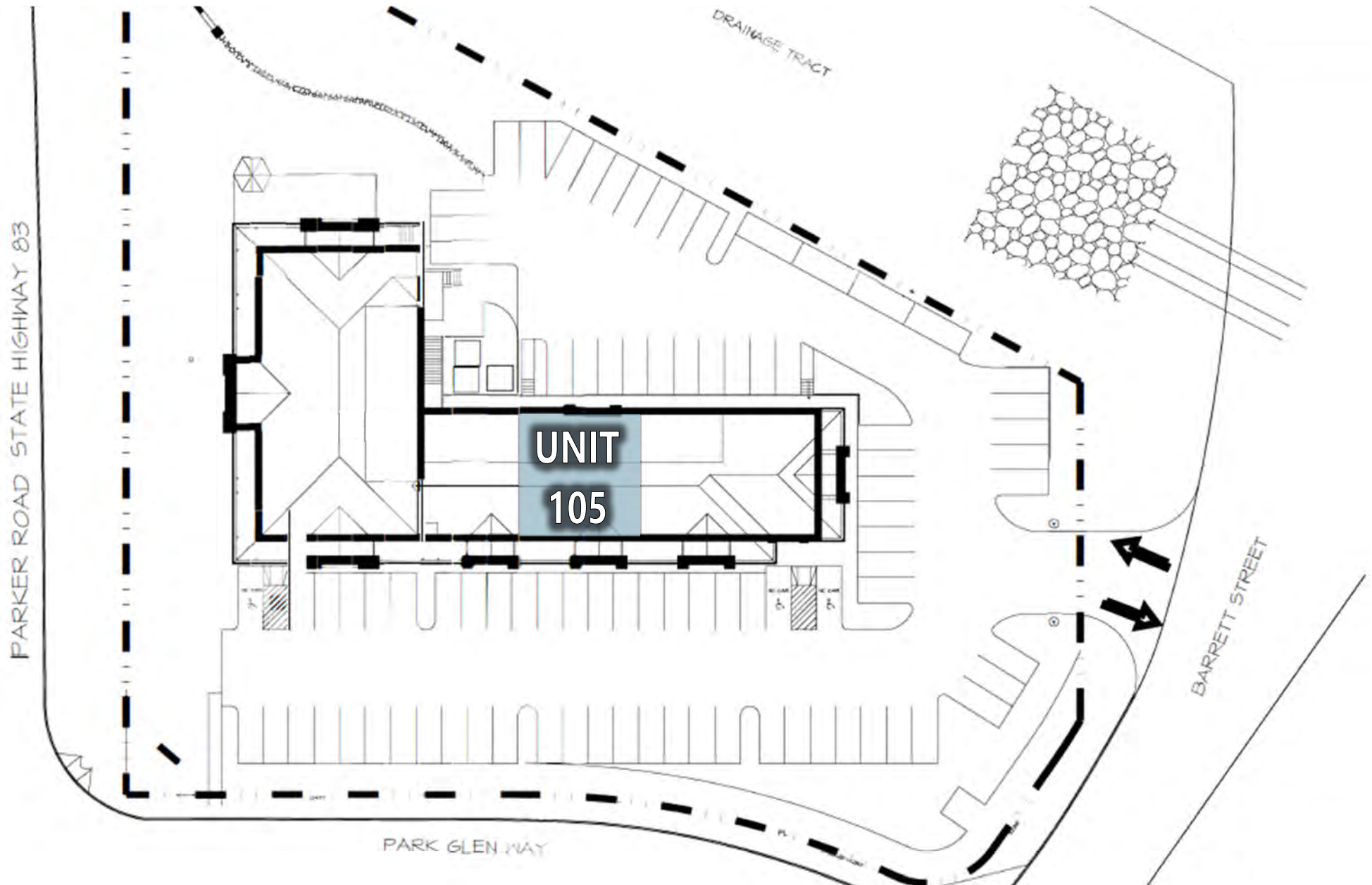
10158 S. Parker Road is a 11,254 square foot mixed use building located directly off of South Parker Road. The property is just north of Parker Main Street and has amazing visibility with over 54,000 vehicles per day. This property has excellent ownership and management and they are very responsive. This space could lend itself to a multitude of different uses. Suite 106 is currently being used as a music school.

- Great management and ownership
- Amazing visibility | Over 54,000 VPD
- Easy access to downtown Parker and the surrounding areas.
- Private bathroom.
- New signalized intersection on Parker Road.
- Abundant Parking | 7.46 spaces per 1,000 SF
- Monument signage on Parker Road.
- Great demographics | \$140 AHHI (3 Mile Radius)
- Permissive Zoning | Abundant Potential Uses





# SITE PLAN





# AERIAL LOOKING S





# AERIAL LOOKING N





# AREA DEMOGRAPHICS

| Radius                           | 1 Mile           | 2 Mile           | 3 Mile           |
|----------------------------------|------------------|------------------|------------------|
| <b>Population:</b>               |                  |                  |                  |
| 2029 Projection                  | 4,535            | 38,559           | 83,887           |
| 2024 Estimate                    | 3,905            | 33,910           | 73,938           |
| 2010 Census                      | 3,102            | 31,441           | 68,395           |
| Growth 2024-2029                 | 16.13%           | 13.71%           | 13.46%           |
| Growth 2020-2024                 | 25.89%           | 7.85%            | 8.10%            |
| Median Age                       | 39.00            | 37.00            | 38.30            |
| Average Age                      | 40.00            | 37.50            | 37.80            |
| <b>2024 Population by Race:</b>  |                  |                  |                  |
| White                            | 3,041            | 26,572           | 57,449           |
| Black                            | 81               | 754              | 1,404            |
| Am. Indian & Alaskan             | 15               | 144              | 298              |
| Asian                            | 244              | 1,984            | 5,395            |
| Hawaiian & Pacific Island        | 5                | 27               | 48               |
| Other                            | 519              | 4,429            | 9,344            |
| Hispanic Origin                  | 488              | 4,124            | 8,146            |
| <b>U.S. Armed Forces:</b>        |                  |                  |                  |
| <b>Households:</b>               | <b>18</b>        | <b>145</b>       | <b>255</b>       |
| 2029 Projection                  | 1,942            | 15,176           | 30,559           |
| 2024 Estimate                    | 1,672            | 13,318           | 26,885           |
| 2010 Census                      | 1,346            | 12,323           | 24,827           |
| Growth 2024-2029                 | 16.15%           | 13.95%           | 13.67%           |
| Growth 2020-2024                 | 24.22%           | 8.07%            | 8.29%            |
| Owner Occupied                   | 999              | 7,723            | 19,635           |
| Renter Occupied                  | 673              | 5,595            | 7,250            |
| <b>2024 Avg Household Income</b> | <b>\$111,174</b> | <b>\$119,893</b> | <b>\$140,161</b> |
| <b>2024 Med Household Income</b> | <b>\$86,847</b>  | <b>\$96,151</b>  | <b>\$118,410</b> |

| Radius                                   | 1 Mile | 2 Mile | 3 Mile |
|--|--------|--------|--------|
| <b>2024 Households by Household Inc:</b> |        |        |        |
| <\$25,000                                | 81     | 875    | 1,308  |
| \$25,000 - \$50,000                      | 349    | 1,682  | 2,728  |
| \$50,000 - \$75,000                      | 225    | 2,156  | 3,226  |
| \$75,000 - \$100,000                     | 383    | 2,300  | 3,913  |
| \$100,000 - \$125,000                    | 149    | 1,450  | 3,079  |
| \$125,000 - \$150,000                    | 92     | 1,404  | 2,949  |
| \$150,000 - \$200,000                    | 202    | 1,760  | 4,798  |
| \$200,000+                               | 192    | 1,691  | 4,884  |
| <b>2024 Population by Education:</b>     |        |        |        |
| Some High School, No Diploma             | 78     | 1,046  | 2,014  |
| High School Grad (Incl Equivalency)      | 599    | 3,492  | 6,663  |
| Some College, No Degree                  | 1,047  | 7,728  | 14,760 |
| Associate Degree                         | 246    | 1,629  | 3,315  |
| Bachelor Degree                          | 850    | 7,585  | 17,622 |
| Advanced Degree                          | 305    | 3,764  | 9,582  |
| <b>2024 Population by Occupation</b>     |        |        |        |
| Real Estate & Finance                    | 162    | 1,860  | 4,875  |
| Professional & Management                | 1,515  | 12,647 | 29,810 |
| Public Administration                    | 295    | 1,154  | 2,537  |
| Education & Health                       | 352    | 4,180  | 8,634  |
| Services                                 | 252    | 2,894  | 5,877  |
| Information                              | 94     | 1,009  | 2,068  |
| Sales                                    | 563    | 4,995  | 10,287 |
| Transportation                           | 51     | 170    | 443    |
| Retail                                   | 264    | 2,286  | 4,885  |
| Wholesale                                | 70     | 635    | 1,248  |
| Manufacturing                            | 125    | 890    | 1,996  |
| Production                               | 136    | 1,429  | 3,002  |
| Construction                             | 278    | 1,370  | 2,191  |
| Utilities                                | 65     | 1,154  | 2,177  |
| Agriculture & Mining                     | 13     | 73     | 406    |
| Farming, Fishing, Forestry               | 0      | 13     | 42     |
| Other Services                           | 53     | 729    | 1,623  |





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