

RETAIL FOR LEASE

SENDEROS CREEK RETAIL #1

17124 MAINSTREET, PARKER, CO 80134



PROPERTY FEATURES

- Senderos Creek Retail #1 is 78% Leased with One (1) Unit Remaining!
- Located on the High Traffic SWC of Mainstreet and Jordan Road in the Growing Parker Market
- At Entrance to New Senderos Creek Townhome Community
- Spaces Delivered in Grey Shell Condition with One (1) ADA Restroom and Individual Suite HVAC Unit
- Tenant Finish Negotiable
- Building & Monument Signage Available
- Adjacent to Two (2) New 14,617 SF Retail Buildings Planned for delivery Summer 2026
- Join Legends Coffee, J Salon, Little Sunshines Playhouse, Advanced Pet Care, Summit Orthodontics and More

PROPERTY DETAILS

AVAILABLE Unit 103: 1,220 SF

LEASE RATE \$40.00 / SF

CAM \$15.00 / SF (*Estimated*)

Y.O.C. 2023

BUILDING SIZE 5,761 SF (*Building One*)

PARKING 4.5:1,000

CITY / COUNTY Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	49,714	\$155,006	\$633,658
5 Mile	143,414	\$141,504	\$616,601
10 Mile	581,620	\$149,239	\$627,407

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. 20,000 VPD at Mainstreet & Jordan Rd.

Approx. 48,000 VPD along E-470 at Jordan Rd.

Approx. 50,000 VPD at Mainstreet & Parker Rd.

TREVEY COMMERCIAL

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SITE PLAN



SITE LOCATION

[LINK TO SENDEROS CREEK RETAIL #2 & #3 BROCHURE](#)
