

RETAIL / FLEX FOR LEASE

# STROH RANCH RETAIL

12870 STROH RANCH COURT, PARKER, CO 80134



TREVEY  
COMMERCIAL  
REAL ESTATE



## PROPERTY FEATURES

- 3,593 SF of Retail / Flex for Lease
- Available Immediately
- Excellent Visibility Facing Parker Rd.
- Located Near Busy Stroh Ranch King Soopers Shopping Center with National Tenant Mix
- Strongest Demographics in Parker
- Easy Access via Parker Rd., Stroh Rd., & J. Morgan Blvd.
- Excellent Location for Retail, Showroom and Service
- 7 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

## PROPERTY DETAILS

AVAILABLE	±3,593 SF
LEASE RATE	\$30.00 / SF NNN (Base Rent)
NNN / CAM RATE	\$12.00 / SF (Estimated)
MONTHLY RENT	\$12,575.50 (Estimated)
PARKING	Common Area / Shared
BUILDING SIZE	21,516 SF
Y.O.C.	2008
CITY / COUNTY	Parker / Douglas

### 2023 DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	20,229	\$148,098	\$476,212
5 Mile	102,740	\$146,945	\$487,483
10 Mile	397,755	\$145,384	\$493,112

### 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. 10,000 VPD at Stroh Rd. & Parker Rd.
- Approx. 41,000 VPD at Parker Rd. & J. Morgan Blvd.
- Approx. 65,000 VPD along E-470 at 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

### TOMMY DAHER

Associate Broker  
tommy@trevey.com  
C: 303-916-8231

SUITE PHOTOS



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