

OFFICE / FLEX / RETAIL FOR LEASE  
**VILLAGES AT PARKER I**  
 10510 DRANSFELDT ROAD, PARKER, CO 80134

**TREVEY**  
 COMMERCIAL



**AVAILABLE  
 ±1,806 SF**

**PROPERTY FEATURES**

- 1,806 SF Flex Space Available Immediately
- Open Space Ideal for Retail / Dance / Yoga / Martial Arts
- On-site Property Management
- Join Trevey Commercial, Thrive Kickboxing, Colorado Diecast & ilo Early Learning Center
- Centrally Located in Parker: 7 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

**PROPERTY DETAILS**

AVAILABLE	Suite 101: ±1,806 SF
LEASE RATE	\$20.00 / SF NNN
CAM / NNN RATE	\$10.20 / SF (Estimate)
MONTHLY RENT	\$4,545.10 / Month
AVAILABLE	Immediately
PARKING	3:1,000
CITY / COUNTY	Parker / Douglas

**DEMOGRAPHICS**

Radius	Population	Income	Home Value
2 Mile	43,784	\$134,258	\$573,308
5 Mile	146,938	\$143,735	\$623,757
10 Mile	548,989	\$147,026	\$613,238

**PARKER MARKET SERVICE AREA**

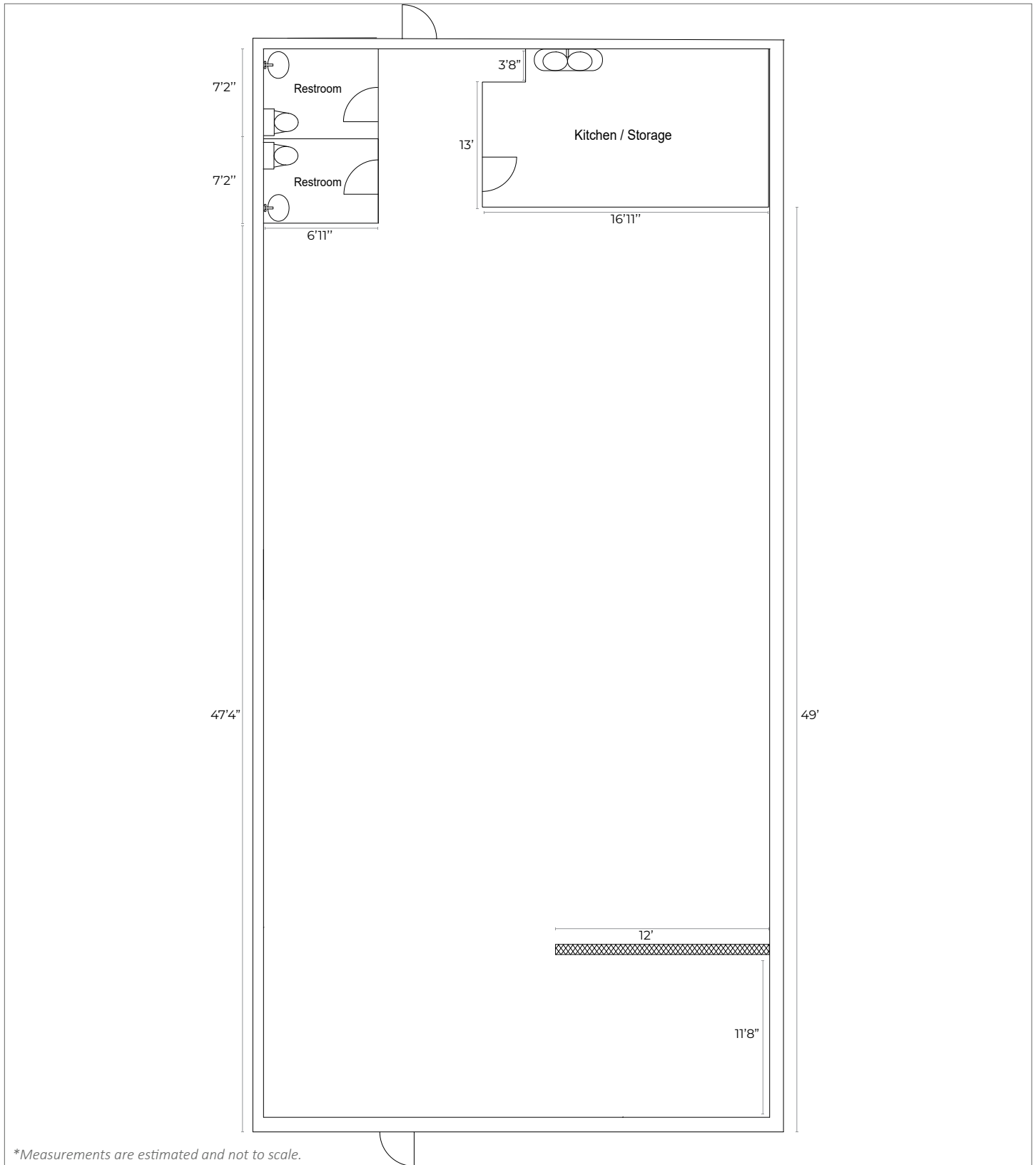
- Parker, CO consists of two zip codes (80134 & 80138) delivering **±111,000 Residents**.
- 80134 is the **1st Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

**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.

FLOOR PLAN



\*Measurements are estimated and not to scale.

**BROKERAGE DISCLOSURE**