



BROKERAGE DISCLOSURE



11010 Twenty Mile Road

Parker, CO 80134



GROUND FLOOR RETAIL SPACE FOR LEASE

1,411 – 3,125 SF Available

Contact Broker for rates

HIGHLIGHTS

- Ground floor retail space in a recently completed 294 unit multi-family building
- Directly across from Target anchored center
- RI/RO access off S. Twenty Mile Rd.
- Landlord will install 1 ADA bathroom (subject to lease terms)



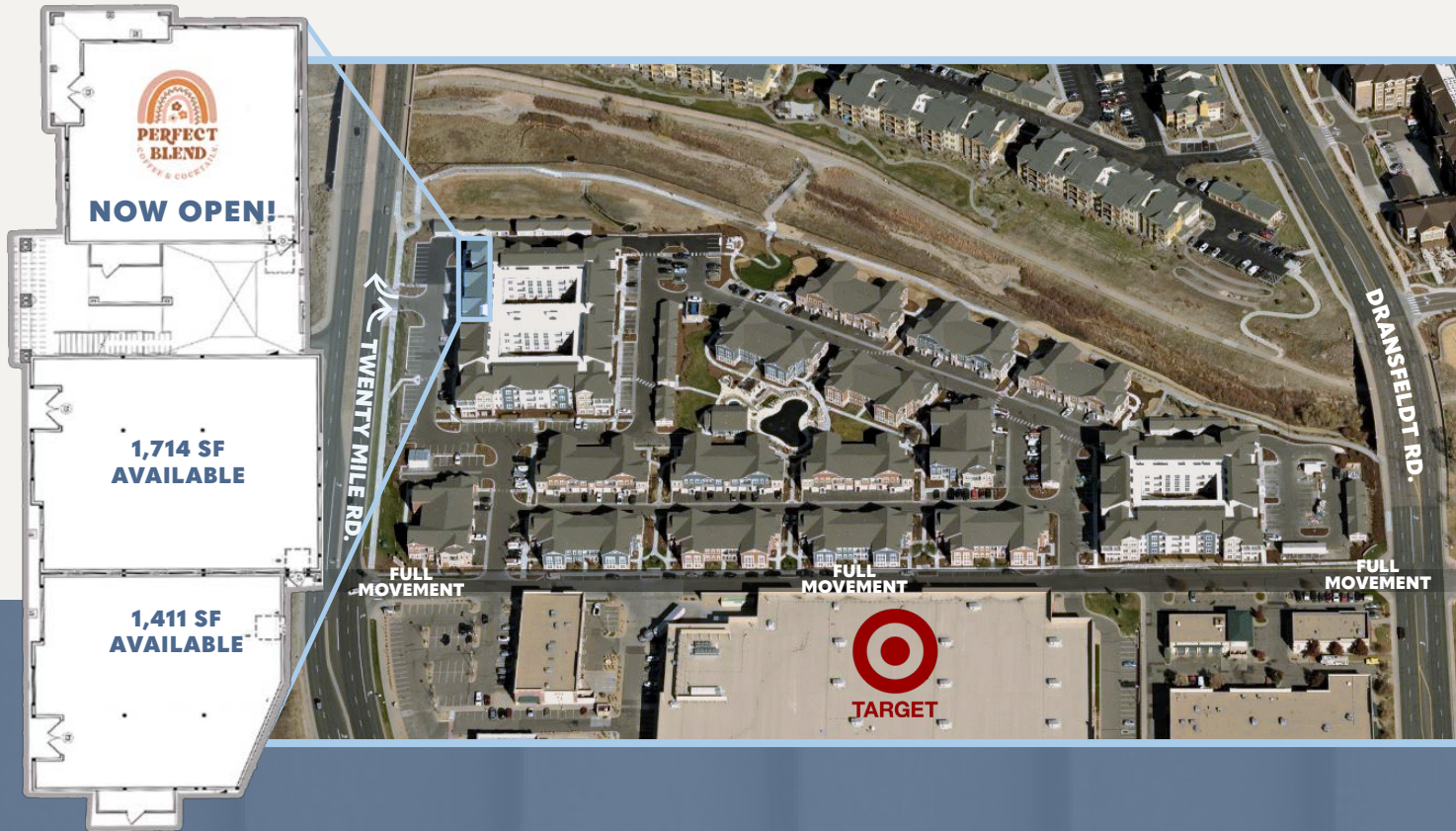
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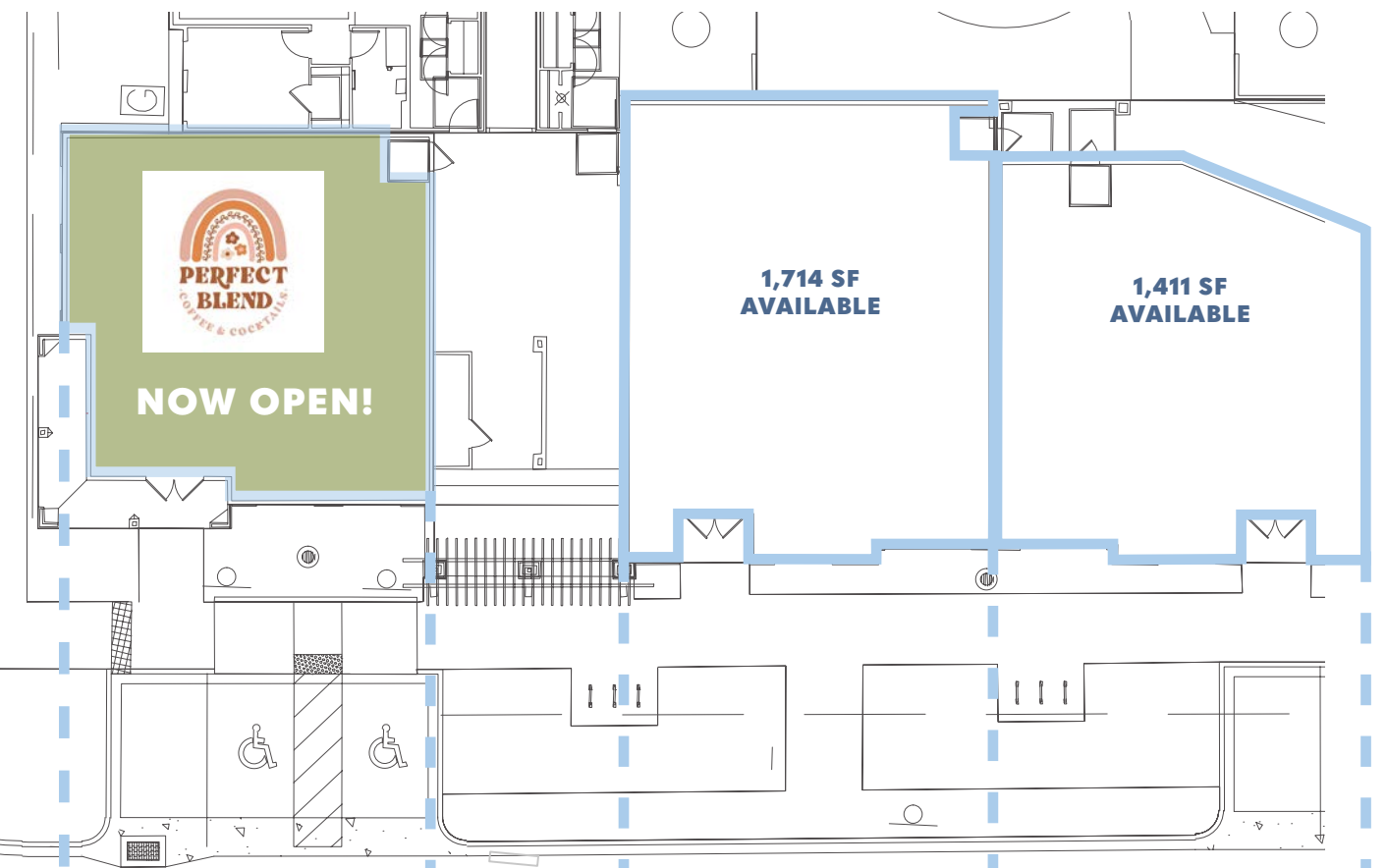
SITE PLAN



TRAFFIC COUNTS

S. Twenty Mile Rd. north of Mainstreet	8,923 VPD (2025) MPSI
S. Twenty Mile Rd. south of Mainstreet	16,354 VPD (2025) MPSI
Mainstreet east of S. Twenty Mile Rd.	18,014 VPD (2025) MPSI
S. Parker Rd. north of Mainstreet	48,004 VPD (2025) MPSI
S. Parker Rd. south of Mainstreet	47,210 VPD (2025) MPSI

SPACE PLAN



11010

Twenty Mile Road

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	11,427	81,075	126,010
Total Daytime Population	15,167	70,722	115,035
Average Household Income	\$124,253	\$167,780	\$166,419

ESRI 2024 Estimates

