

RETAIL FOR LEASE
PARKER PLAZA

10401-10465 S. PARKER RD., PARKER, CO 80134



PROPERTY FEATURES

- Multiple Options Ranging From 800 SF & 821 SF
- Wide Range of Uses Permitted
- Solid Tenant Mix
- Ample Parking: 3.9 / 1,000
- Prime Multi-Tenant Retail Building Totaling 34,110 SF
- Building & Monument Signage Available
- 5 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

PROPERTY DETAILS

Suite 10435: 800 SF
 \$800.00 / Month Rent
 \$585.33 / Month CAM
\$1,385.33 / Month Total

AVAILABLE

Suite 10423: 821 SF
 \$821.00 / Month Rent
 \$600.70 / Month CAM
\$1,421.70 / Month Total

LEASE RATE \$12.00 / SF NNN

CAM / NNN \$8.78 / SF (Estimate)

CITY / COUNTY Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	36,671	\$128,206	\$452,768
5 Mile	129,712	\$142,124	\$475,721
10 Mile	509,199	\$141,816	\$481,044

PARKER MARKET SERVICE AREA

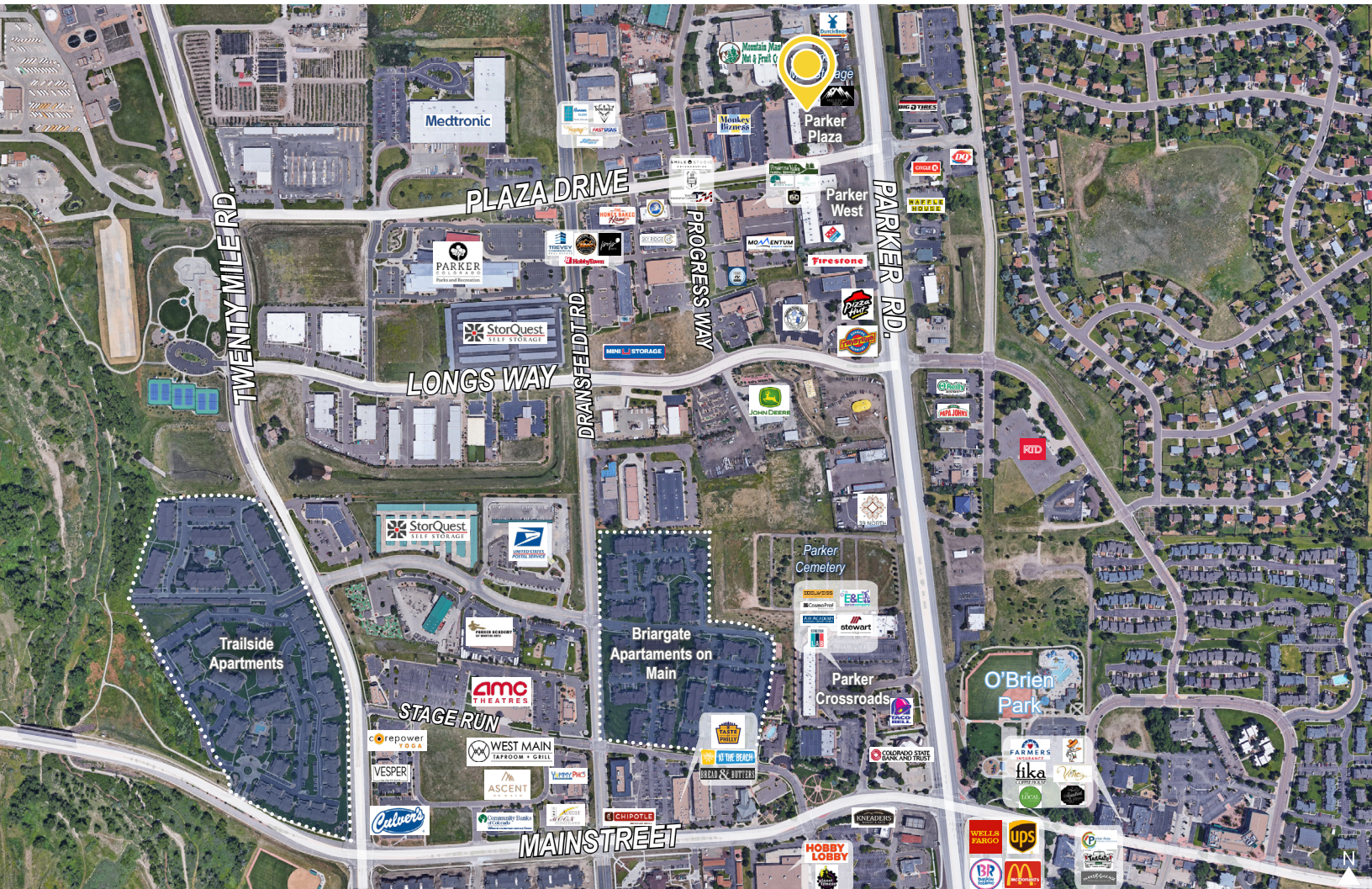
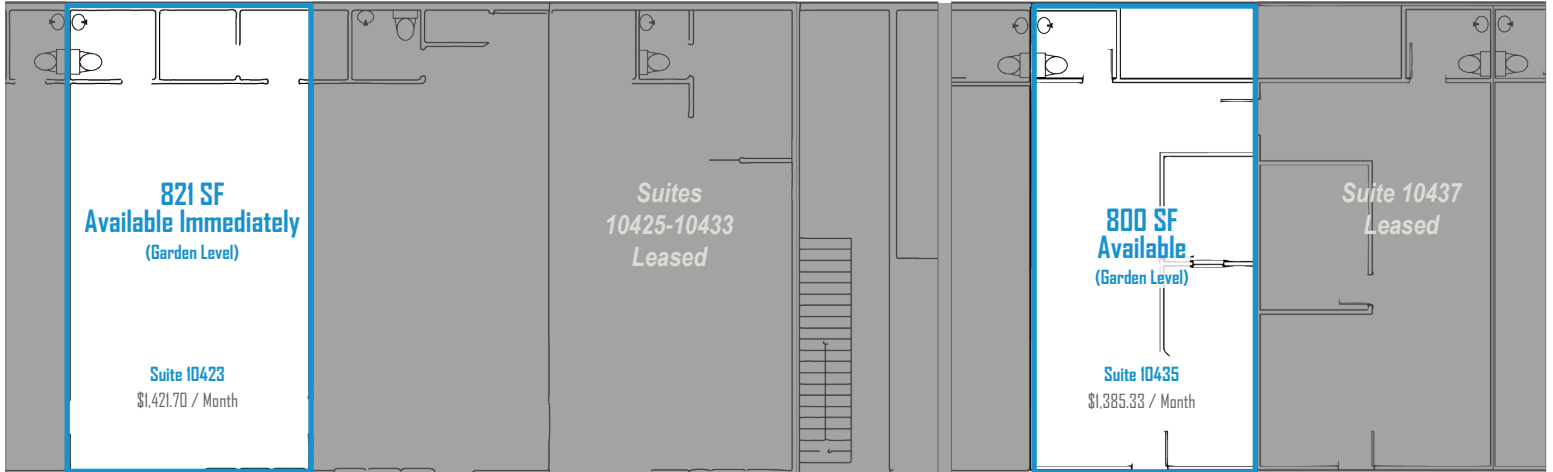
- Parker, CO consists of two zip codes (80134 & 80138) delivering **±107,434 Residents**.
- 80134 is the **2nd Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

Vehicles Per Day (VPD)

- Approx. 45,000 VPD at Plaza Dr. & Parker Rd.
- Approx. 49,000 VPD at Parker Rd. & Plaza Dr.
- Approx. 60,000 VPD at Lincoln Ave. & Parker Rd.

BUILDING PLAN



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