

Parker Square Professional

19641 E Parker Square Dr | Parker, CO



FOR LEASE

AVAILABLE

Suite H - 1,055 SF

Suite J - 1,259 SF

LEASE RATE

\$20.00/SF NNN

NNN

\$10.00/SF (INCLUDES UTILITIES)

BUILDING SIZE

13,694 SF

PARKING

5.4 Per 1,000 SF

ABOUT THE PROPERTY

- Join Parker Square Professional – a premier medical/professional office building with newly renovated common areas.
- Rare small square footage suites available.
- Amenity Rich Environment! Just minutes away from historic downtown Parker, and walking distance (.2 miles) to Parker Pavillions and Flat Acres Mall, as well as Pinehill Retail Center (.1 miles).
- Both units feature high-end buildouts.

TRAFFIC COUNTS

S Parker Rd

55,570 VPD

Hilltop Rd

16,950 VPD

Year: 2024 | Source: Esri

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	18,491	148,313	362,711
Daytime Population	18,066	131,365	352,115
Avg. Household Income	\$98,038	\$95,541	\$105,545
Estimated Households	8,119	57,894	151,067

Year: 2024 | Source: Esri

CONTACT

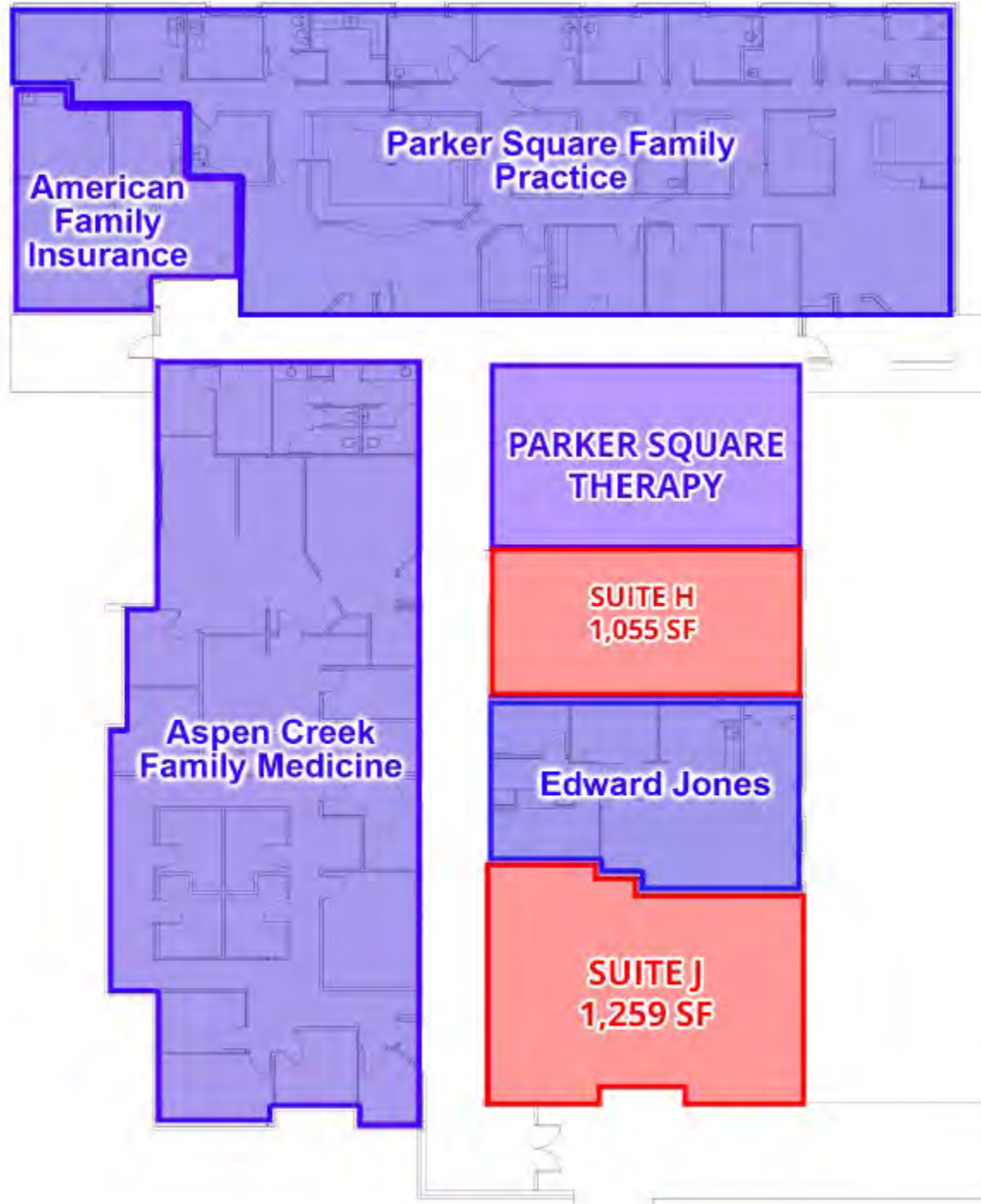
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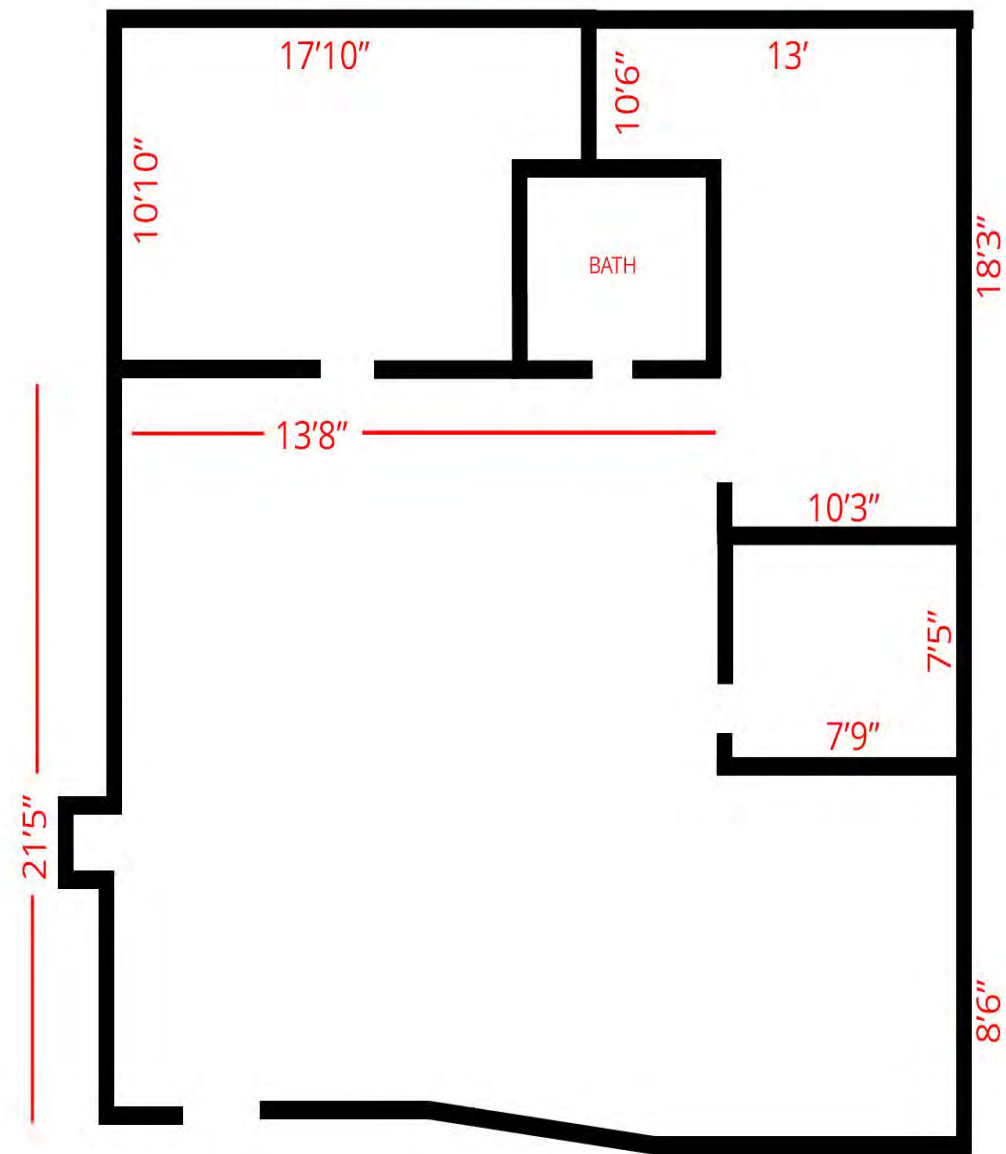
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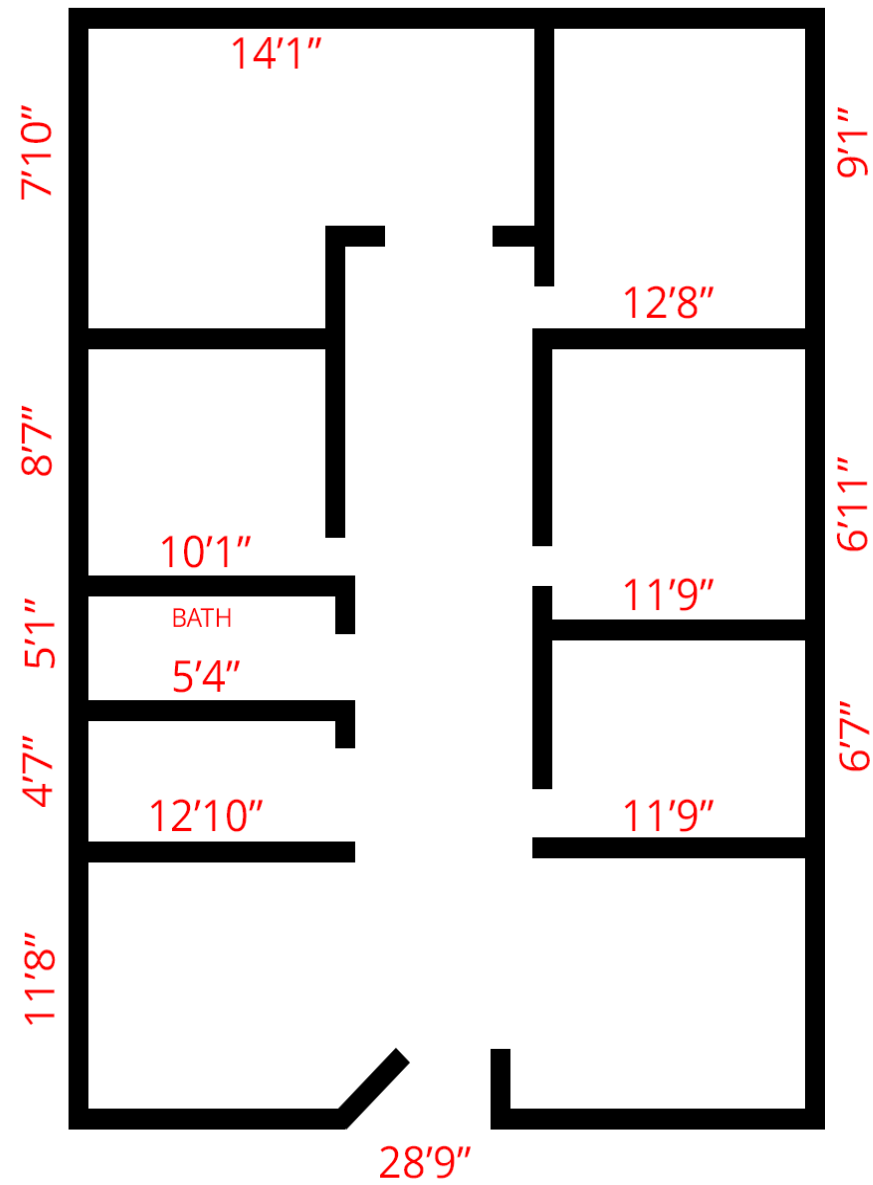
SUITE H - 1,055 SF



*Drawing Not to Scale



SUITE J - 1,259 SF



*Drawing Not to Scale



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Crossing at Stonegate

- KING Scoopers
- Wendy's
- Advance Auto Parts
- BODY20

- SAFeway
- HOBBY LOBBY
- planet fitness
- SUBWAY
- SALLY BEAUTY

Centennial Airport (KAPA)

Sky Ridge Medical Center

Lutheran High School

FlatAcres MarketCenter / Parker Pavilions

- PET SMART
- GameStop
- MATTRESS FIRM
- H&R BLOCK
- T-Mobile
- Batteries + Bulbs



TARGET



S Parker Rd

S Twenty Mile Rd

SITE



refillary



Parker Medical Phase II

E Parker Square Dr

Hilltop Rd

Rodeo Cir



ENDODONTICS OF COLORADO



ENDODONTICS OF COLORADO





56,864 VPD

61,390 VPD

42,704 VPD

Centura Parker Adventist Hospital

Crossing at Stonegate

Chaparral High School

Parker Marketplace

Challenger Regional Park

Pine Grove Elementary School

Cherokee Trail Elementary School

Colorado Early Colleges Parker

Parker Market Place

Parker Center

Lutheran High School

Parker Valley Center

Walmart Supercenter

BEST BUY

Gold Rush Elementary School

SITE

Iron Horse Elementary School

Legend High School

Legacy Point Elementary School

Stroh Ranch

Colorado Golf Club



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

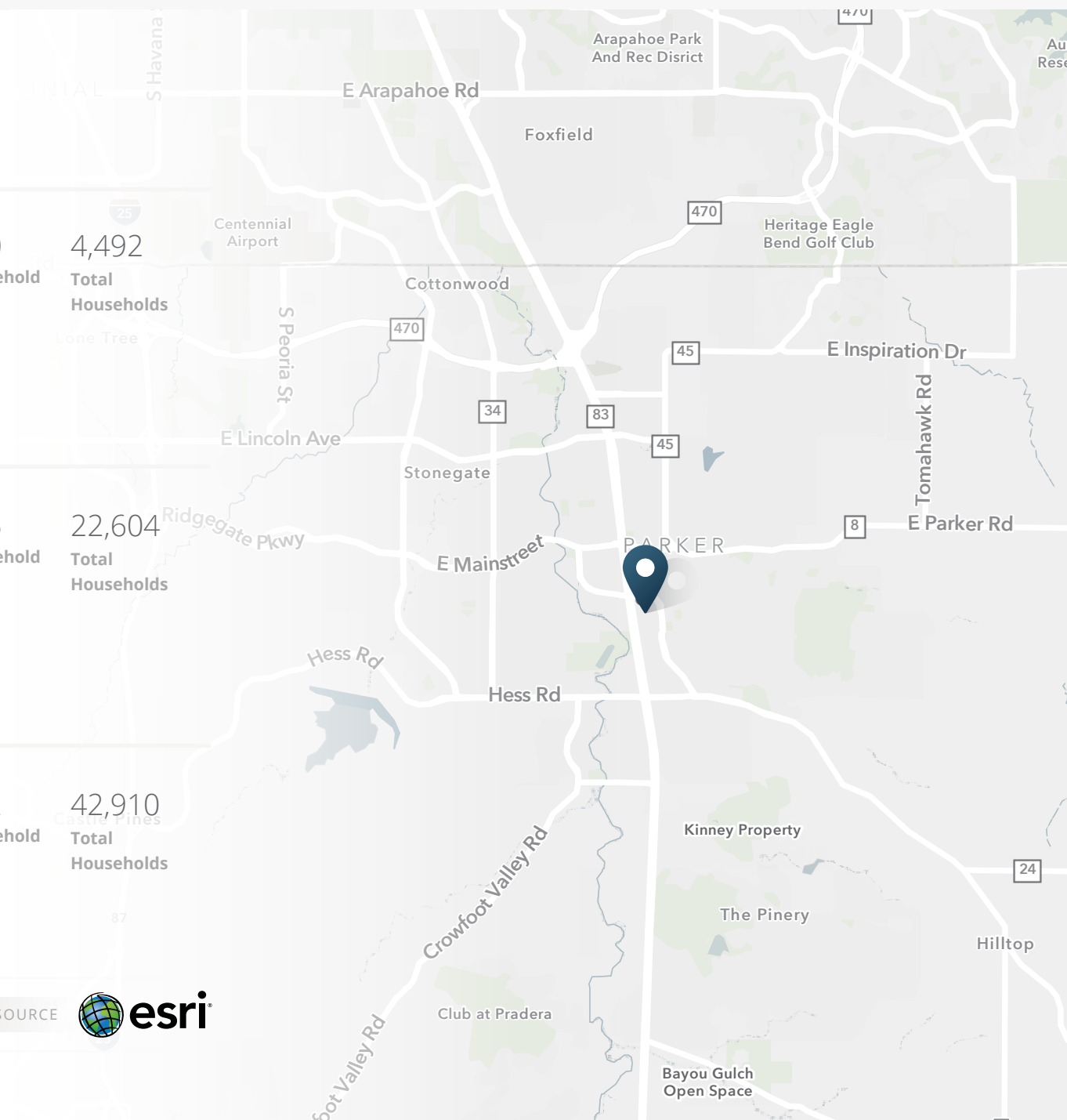
11,122 Population	12,789 Total Daytime Population	\$138,160 Average Household Income	4,492 Total Households
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3 MILES

64,585 Population	55,706 Total Daytime Population	\$164,415 Average Household Income	22,604 Total Households
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5 MILES

118,827 Population	93,097 Total Daytime Population	\$164,712 Average Household Income	42,910 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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