

OFFICE / FLEX FOR SUBLEASE  
**VILLAGES AT PARKER I**  
10510 S. DRANSFELDT RD., PARKER, CO 80134



**SUBLEASE OPPORTUNITY**



**PROPERTY FEATURES**

- Available Immediately for Sublease
- Open Space Ideal for Retail / Fitness / Dance
- **No Roll Up Door Opportunity**
- Join Trevey Commercial Real Estate, 5280 Martial Arts, Pop! Arts, and ilo 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     | Suites 105&106: ±2,925 SF |
| LEASE RATE    | \$18.00 / SF NNN          |
| CAM           | \$7.90 / SF (2023 Est.)   |
| TERM          | Five (5) Year Minimum     |
| PARKING       | 3:1,000                   |
| CITY / COUNTY | Parker / Douglas          |

**2023 DEMOGRAPHICS**

| Radius  | Population | Income    | Home Value |
|---------|------------|-----------|------------|
| 2 Mile  | 38,823     | \$131,371 | \$457,373  |
| 5 Mile  | 125,674    | \$141,869 | \$472,585  |
| 10 Mile | 510,966    | \$142,566 | \$483,318  |

**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. 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.

**TREVEY COMMERCIAL**  
10510 Dransfeldt Rd, Suite 100  
Parker, Colorado 80134  
303-841-1400 | [www.trevey.com](http://www.trevey.com)

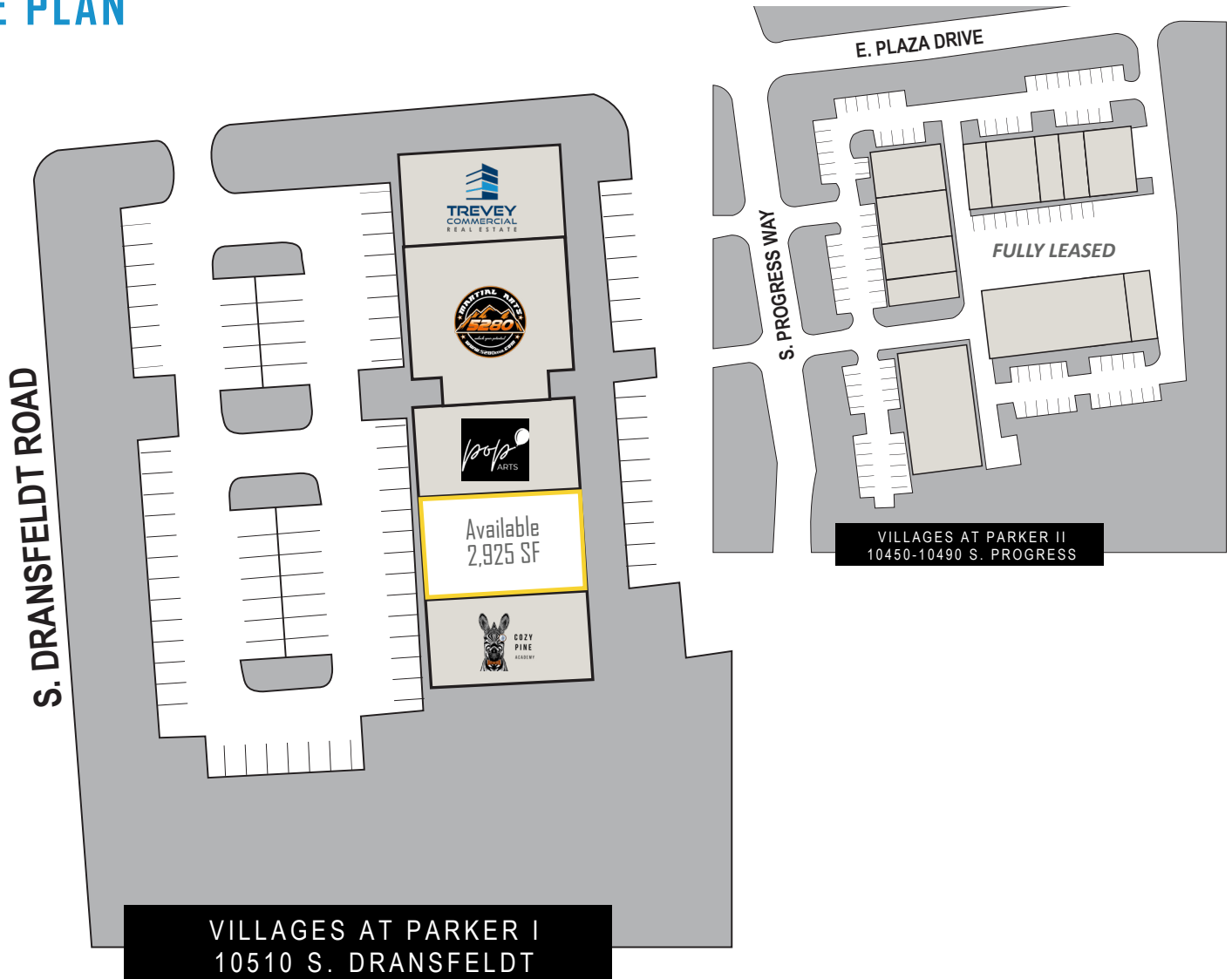
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## SITE PLAN



**TREVEY**  
COMMERCIAL  
REAL ESTATE

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