

# RETAIL FOR LEASE PARKER PLAZA

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



**TREVEY**  
COMMERCIAL  
REAL ESTATE



## PROPERTY FEATURES

- 2,300 SF of Prime Inline Retail Available Immediately
- Wide Range of Uses Permitted
- Monument & Suite Window Signage Available
- Solid Tenant Mix with Ample Parking: 3.9 / 1,000
- Prime Multi-Tenant Retail Building Totaling 34,110 SF
- 5 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

## PROPERTY DETAILS

AVAILABLE

**Suite 10463: 2,300 SF**  
\$4,025.00 / Month Rent  
\$1,682.83 / Month CAM  
**\$5,707.83 / Month Total**

LEASE RATE

\$21.00 / SF NNN

CAM / NNN

\$8.78 / SF (Estimate)

CITY / COUNTY

Parker / Douglas

### DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	41,597	\$130,420	\$562,420
5 Mile	151,146	\$144,092	\$627,183
10 Mile	547,089	\$146,260	\$609,504

### 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.

### TREVEY COMMERCIAL

10510 Dransfeldt Rd, Suite 100  
Parker, Colorado 80134  
303-841-1400 | www.trevey.com

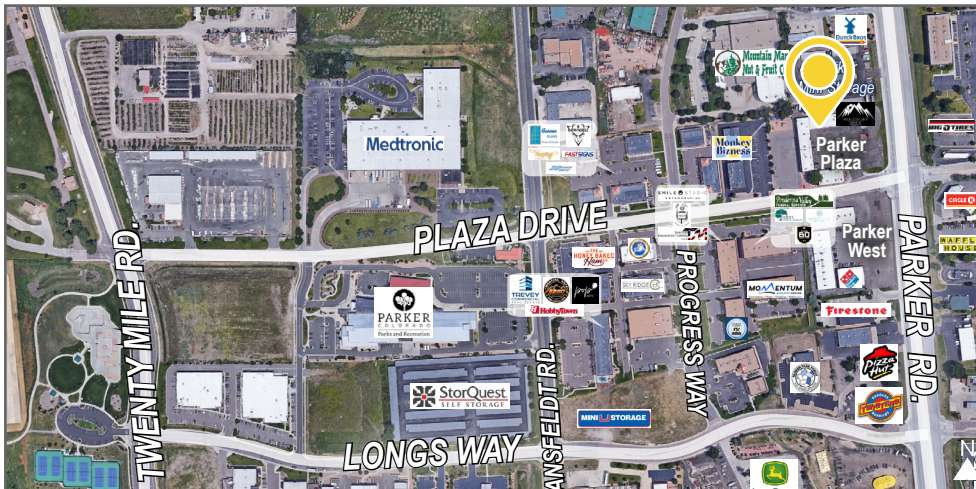
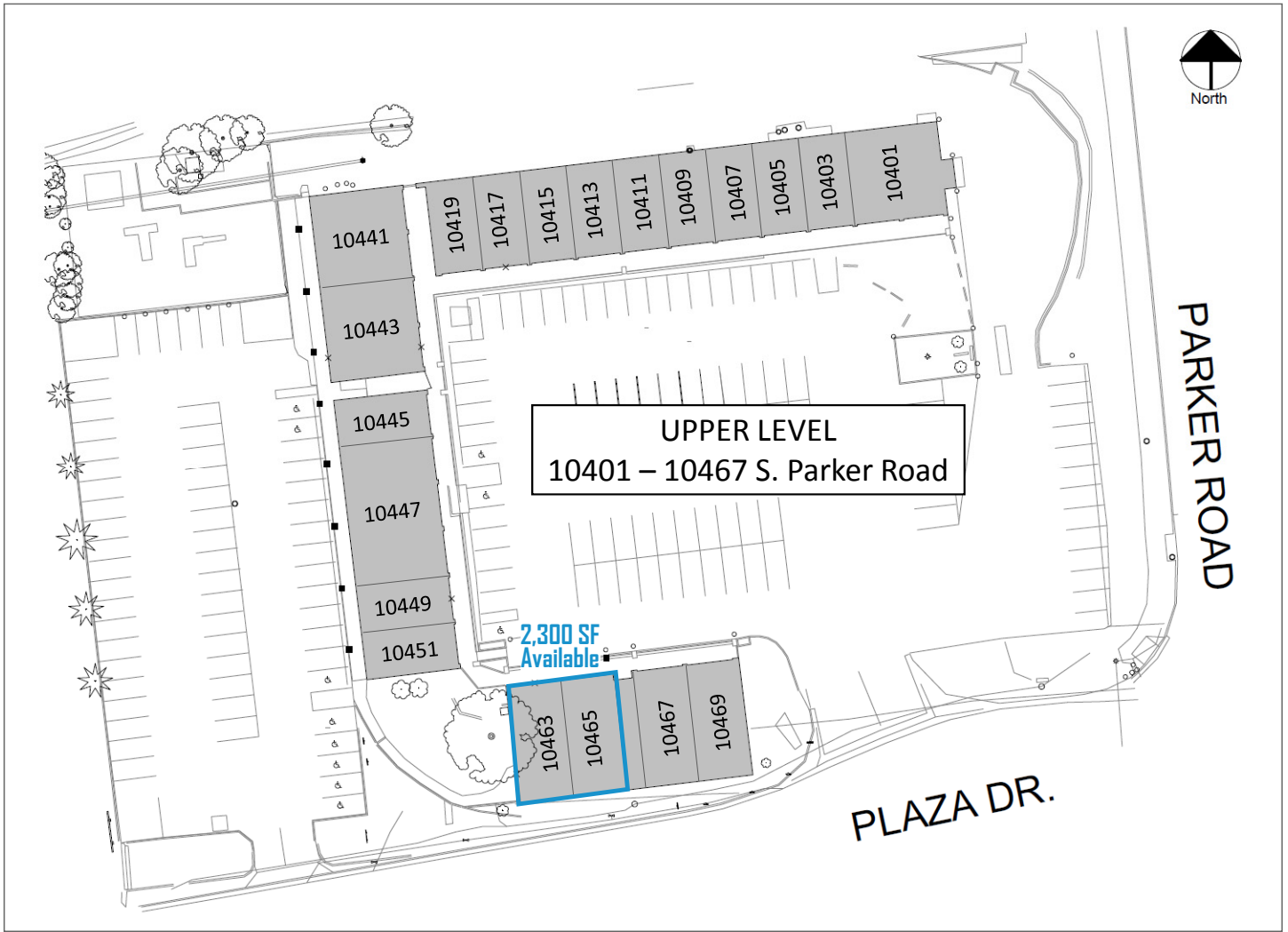
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SITE PLAN



Suite	Tenant
10401	Bagel Stop Cafe
10403	Trattoria Dionisia Italian Restaurant
10405	Farmers Insurance
10411	Hair Salon
10413	State Beauty Supply of Parker
10417	Get Nailed Nail Salon
10439	Barber Shop and Cosmetology
10441	The Honey Dipped Injector
10443	Happy Sport Ski Rental
10445	Jackson Hewitt Tax Services
10447	Dream Dinners
Garden Level	Multiple Suites Available
10449	Casbar Cigar
10463	2,300 SF Available Immediately
10469	Iron Horse Armory



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