

Parker Station

11465 S Parker Rd | Parker, CO 80134



AVAILABLE

Unit 8 - Fitness Buildout - 2,560 SF

Unit 17 - Former Retail - 1,200 SF

RATE

Call for Pricing

NNN

\$11.87/SF

CONTACT

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ABOUT THE PROPERTY

- Join the largest retail center in Parker, anchored by Target, Walmart, Home Depot.
- Parker Station has 446,100 unique monthly visitors (Placer AI).
- Unit 8: Former fitness space with an open layout, high-end glass lobby, and bathrooms in the rear.
- Unit 17: Former retailer space features a finished front of house with back of house storage.

ANCHOR TENANTS



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Current Population	9,761	68,609	112,118
Total Households	3,873	23,686	40,896
Average HH Income	\$116,619	\$141,434	\$141,188
Daytime Population	10,771	63,863	102,581
Year: 2025 Source: esri			

TRAFFIC COUNTS

S Parker Rd	55,570 VPD
Twenty Mile Rd	22,590 VPD
Year: 2025 Source: esri	



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	TENANT	SIZE (SF)
1	Noodles & Company	1,397
2	Crumbl Cookies	1,500
3	Capriotti's Sandwich Shop	1,500
4	Panda Express	2,650
5	T-Mobile	1,280
6	Armed Forces Career Center	1,280
8	Available - Fitness Buildout	2,560
10	Kung Fu Tea	1,200
11	A-Plus Computers	1,200
12	Buffalo Wild Wings GO	1,500
13	Tiger Lee's World Class Tae-kwondo	2,400
15	Parker Blooms	1,200
16	Hair & Nails	1,200
17	Available - Former Gamestop	1,200
18	Spices N' Beyond	1,200
19	Fred Astair Dance Studio	3,850



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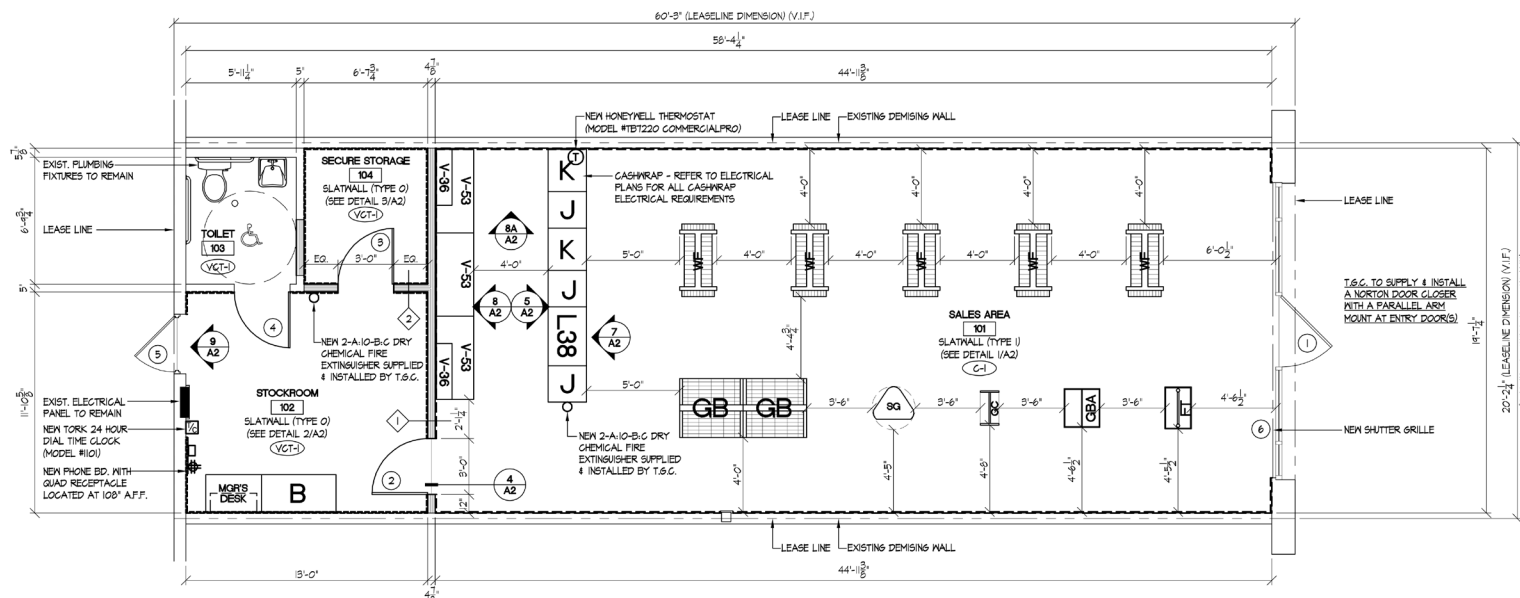
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UNIT 8 - FITNESS BUILDOUT - 2,560 SF



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1 FLOOR PLAN
SCALE: 1/4"=1'-0"

Trade Aerial

Parker, CO



22,590 VPD

55,570 VPD



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