

PRIME IN-LINE RETAIL FOR LEASE

PARKER MARKETPLACE

9801 - 9845 S. PARKER RD. PARKER, CO 80134

TREVEY
COMMERCIAL

Available
Unit 9841
±4,084 SF



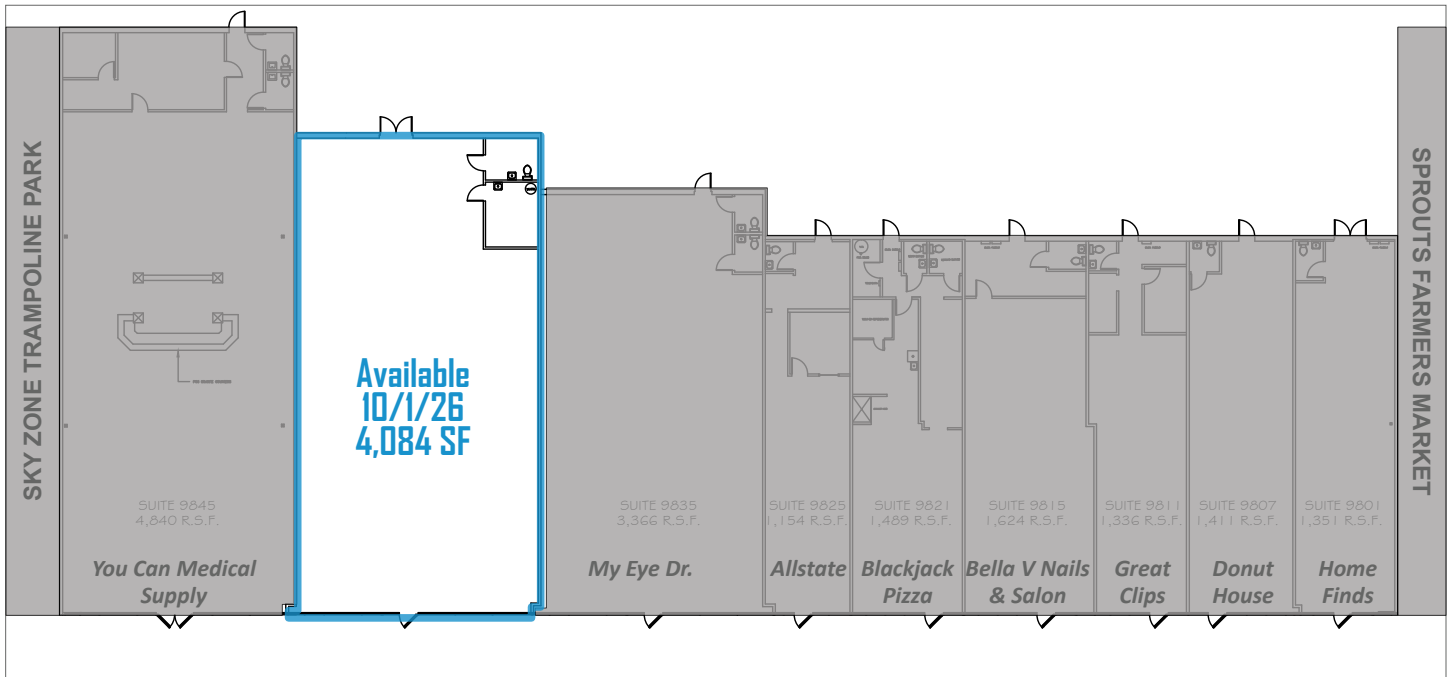
PROPERTY FEATURES

- 4,084 SF Retail Opportunity in a Highly Visible Parker Location Available October 1, 2026
- Inline Retail Space Located in Center Anchored by Murdoch's Ranch & Home Supply, Sky Zone Trampoline Park, Sprouts Farmers Market & Bevy's Liquor Store
- Excellent Exposure Along S. Parker Road with Monument Signage Available / Visible Along Parker Road
- Flexible, Open Floor Plan Ideal for a Variety of Retail, Service, and Showroom Users
- Convenient Access to E-470, Lincoln Ave., and Surrounding Parker Trade Areas
- Ideal Location for Boutique Retail, Fitness, Wellness, Beauty, Specialty Retail, or Service Businesses

PROPERTY DETAILS

AVAILABLE	Suite 9841: ±4,084 SF
LEASE RATE	\$30.00 / SF NNN
CAM / NNN	\$11.38 / SF (Estimate)
MONTHLY RENT	\$14,083.00
ZONING	Commercial
PARKING RATIO	3.6 / 1,000
Y.O.C.	1995
UTILITIES	CORE / Xcel Energy
WATER / SAN	P.W.S.D
CITY / COUNTY	Parker / Douglas

BUILDING PLAN



SITE AERIAL

