



**Property Overview:**

|                       |                                  |
|-----------------------|----------------------------------|
| <b>Site Size:</b>     | <b>0.528 AC</b>                  |
| <b>Building Size:</b> | <b>27,048 SF</b>                 |
| <b>County:</b>        | <b>Douglas</b>                   |
| <b>Zoning:</b>        | <b>Greater Downtown District</b> |
| <b>Year Built:</b>    | <b>2008</b>                      |

**FREE RENT OFFERED**

|  |                                   |
|--|-----------------------------------|
| <b>First Floor Retail:</b>   | \$32.00/SF/NNN<br>NNN = \$7.22/SF |
| <b>Office Lease Rate:</b>  | 25.00/SF<br>Modified Gross*       |
| <b>*Tenant pays separately metered Utilities &amp; Pro-Rata Share of Increase above Base Year Expenses</b> |                                   |

**Office/Retail/Service Space For Lease: Victorian Peaks**  
**11020 S Pikes Peak Drive | Parker, CO 80138**

**MAIN LEVEL:**  
 UNIT 107 (GROUND FLOOR RETAIL SPACE), 894 RSF

**2ND LEVEL:**  
 UNIT 220, 2,060 RSF (POTENTIAL FOR INDIVIDUALLY LEASED OFFICES)  
 UNIT 232, 969 RSF  
 UNIT 220 AND UNIT 232 CAN BE COMBINED FOR +/-3,029 RSF  
 UNIT 240, 401 RSF  
 UNIT 250, 2,086 RSF  
 UNIT 240 AND UNIT 250 CAN BE COMBINED FOR +/-2,487 RSF

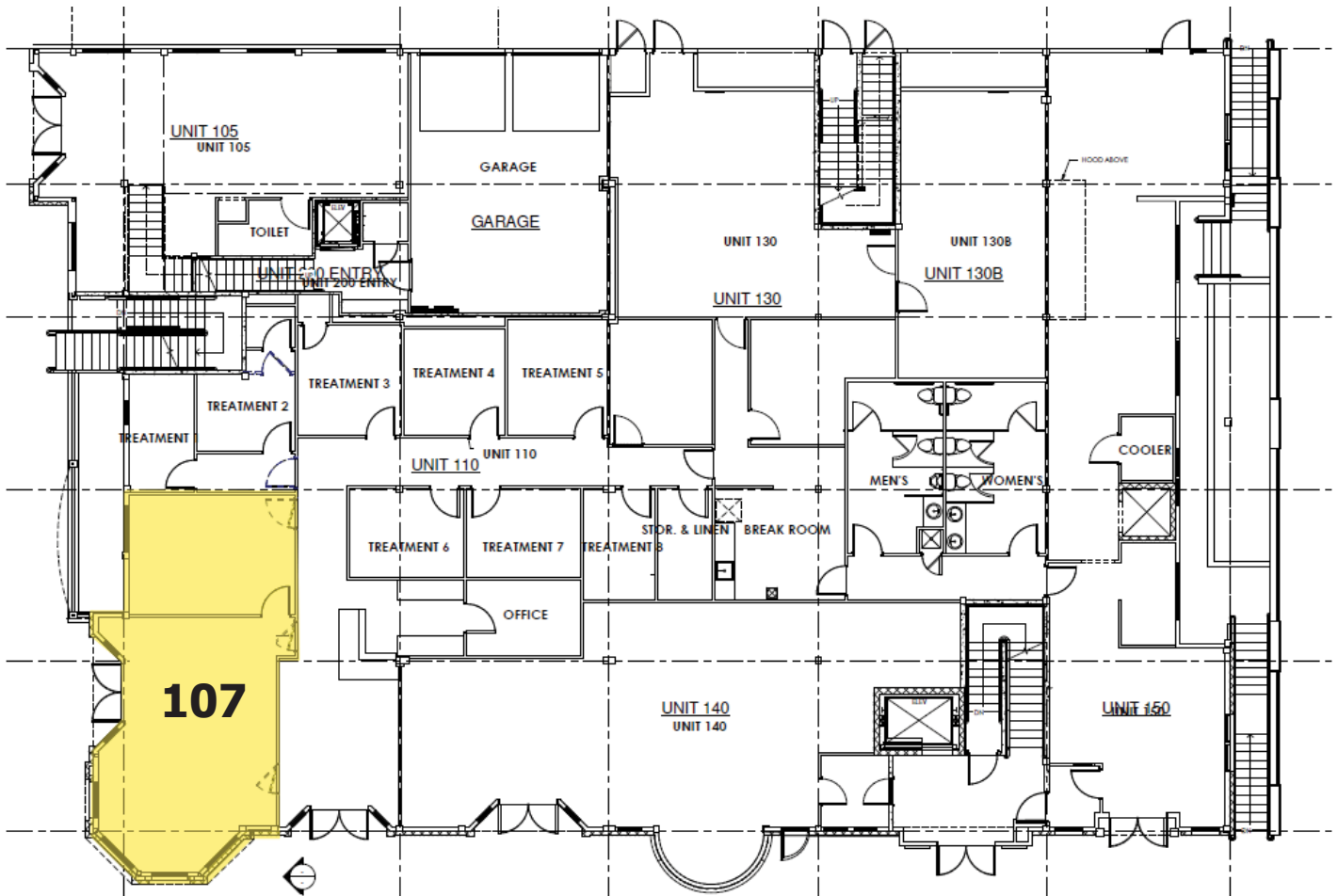
**3RD LEVEL:**  
 UNIT 320, 930 RSF  
 UNIT 322, 291 RSF  
 UNIT 324, 478 RSF  
 UNIT 320, 322, AND 324 CAN BE COMBINED FOR +/-1,699 RSF

**Highlights**

- Great Downtown District Mixed-Use Office/Retail Property
- Newer Construction - Built in 2008
- High 10' Ceilings on Each Floor
- Private Entrances to Suites with Covered Exterior Walkways with Mountain and Downtown Views
- Diverse Tenant Mix with Office and Retail Users
- Walking Distance to Mainstreet Retail, Restaurants, & More
- Elevator Access to Upper Levels

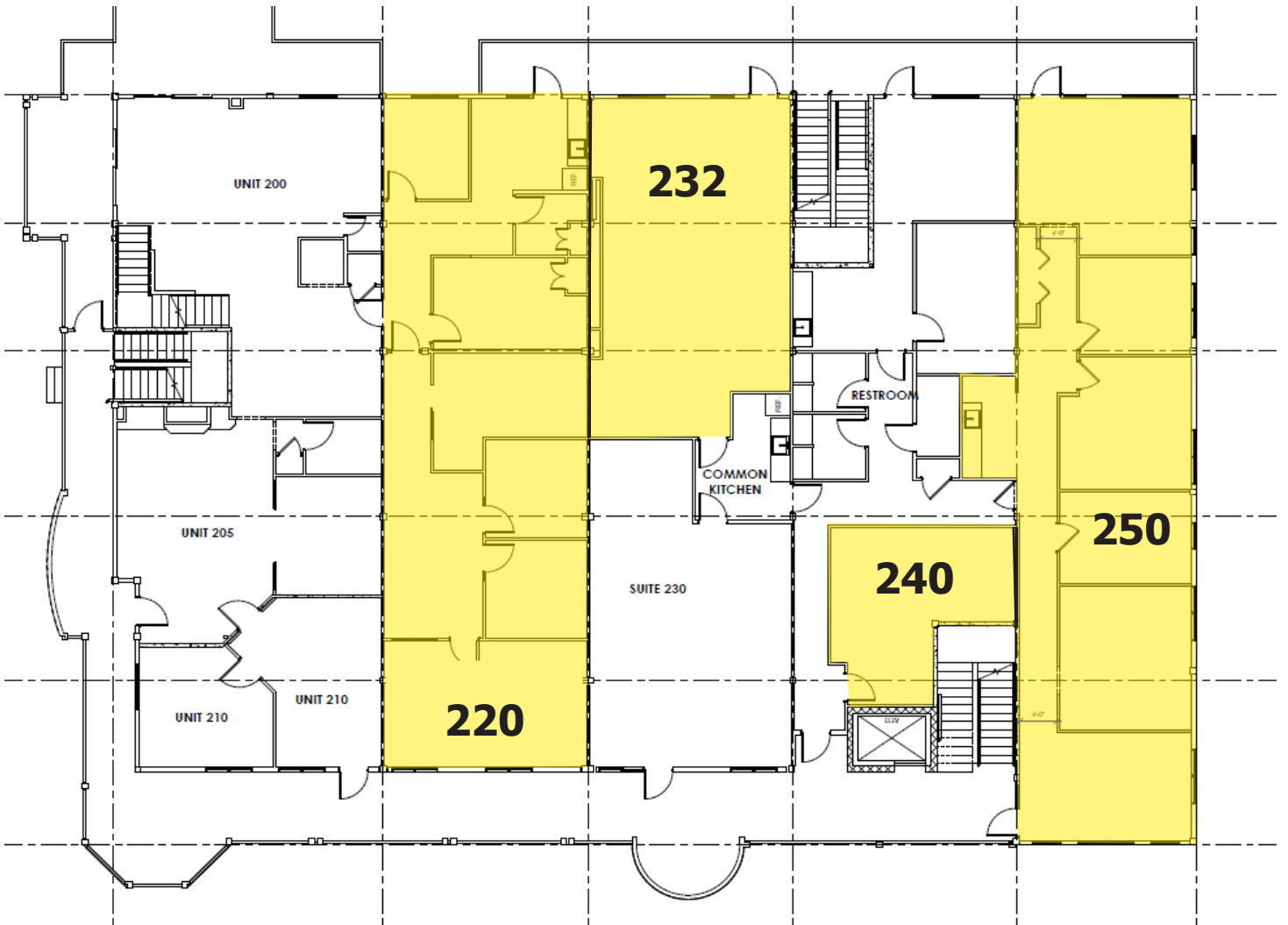
**First Floor Availability**  
**Ground Floor Retail or Office**

|   |                                |
|---|--------------------------------|
| First Floor Retail:   | \$32/SF/NNN<br>NNN = \$7.22/SF |
| Suite 107:  | 894 RSF                        |
| Located on the hard corner with excellent exposure and visibility |                                |



The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person viewing this information to independently verify it. This package is subject to change, prior sale, or complete withdrawal.

| Second Floor Availability |           |  |
|---------------------------|-----------|--|
| Suite 220                 | 2,060 RSF | Suites 220 & 232 can be combined for +/- 3,029 RSF |
| Suites 232                | 969 RSF   |  |
| Suite 240                 | 401 RSF   | Suites 240 & 250 can be combined for +/- 2,487 RSF |
| Suite 250                 | 2,086 RSF |  |



**Contact**  
 Ian Elfner  
 Vice President  
 414.559.6000  
 ian@impactcommercial.co

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person viewing this information to independently verify it. This package is subject to change, prior sale, or complete withdrawal.

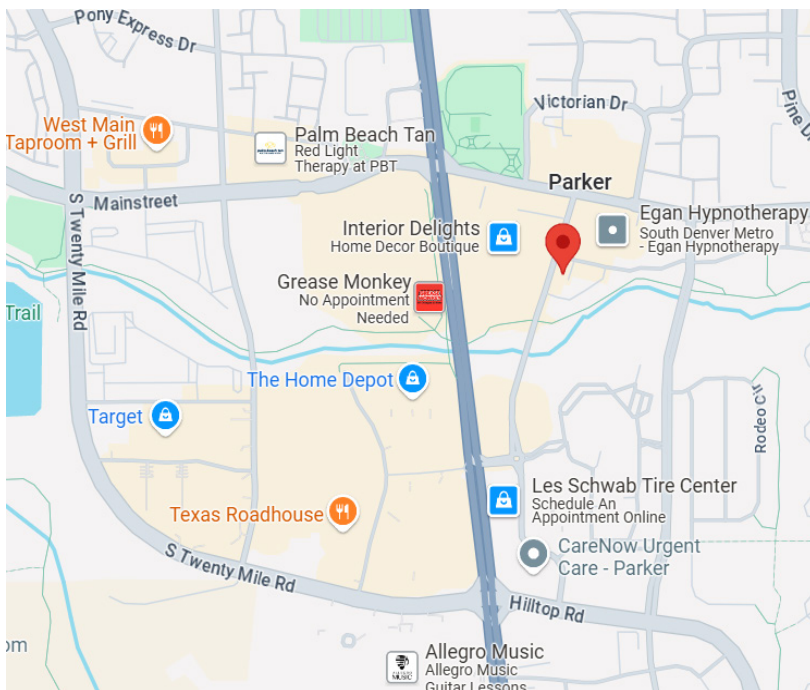
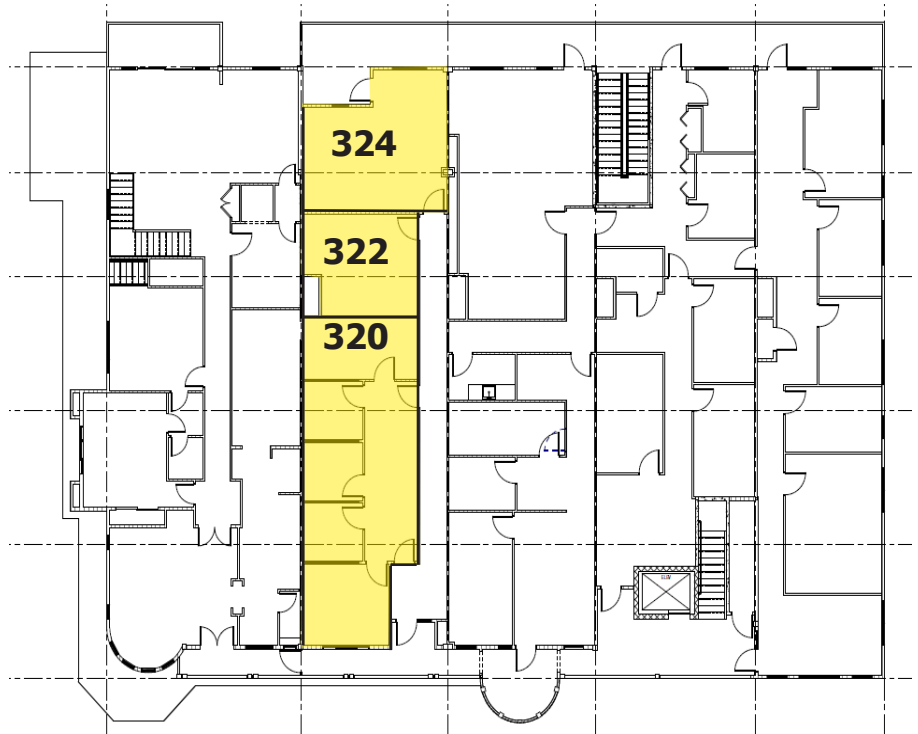
## Third Floor Availability

Suite 320 930 RSF

Suite 322 291 RSF

Suite 324 478 RSF

Suites 320, 322,  
& 324 can be  
combined for  
+/- 1,699 RSF



## DEMOGRAPHICS

| Population       | 1 mile    | 3 miles   | 5 miles   |
|------------------|-----------|-----------|-----------|
| 2028 Projection  | 12,294    | 76,559    | 125,059   |
| 2023 Estimate    | 11,375    | 71,951    | 117,159   |
| Growth 2023-2028 | 8.08%     | 6.40%     | 6.74%     |
| Median Age       | 37.40     | 38.30     | 39.40     |
| Households       | 1 mile    | 3 miles   | 5 miles   |
| 2028 Projection  | 5,035     | 27,041    | 46,288    |
| 2023 Estimate    | 4,648     | 25,375    | 43,339    |
| Household Income | 1 mile    | 3 miles   | 5 miles   |
| 2023 Average     | \$108,089 | \$140,688 | \$134,753 |

Source: Google

Source: CoStar

Contact

Ian Elfner  
Vice President  
414.559.6000  
ian@impactcommercial.co



Impact Commercial Real Estate  
9233 Park Meadows Drive  
Lone Tree, CO 80124  
720.608.4201  
www.impactcommercial.co