

# PARKER STATION | 3124 SOUTH PARKER ROAD, AURORA, CO 80014

RETAIL PROPERTY FOR LEASE



## PROPERTY DESCRIPTION

Retail space for lease at Parker Station located on busy Parker road near I-225. The center has great street visibility, available placement on monument sign and ample parking on site. The numerous surrounding neighborhood and retail centers, including The Point at Nine Mile which consists of a new 78,464SF King Soopers, and it's proximity to I-225 increase foot traffic.

Available as of 3/1/25

## PROPERTY HIGHLIGHTS

- High visibility from S. Parker Road
- Easy accessibility
- Strategic placement on monument sign
- Close proximity to I-225

## OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Available SF:	1,176 SF
Lot Size:	0.78 Acres
Building Size:	9,260 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	691	2,263	5,723
Total Population	1,558	5,046	12,929
Average HH Income	\$87,990	\$87,874	\$94,344

## MARK PYMS

Broker/Owner  
 O: (303)-966-0690 | C: (720)-318-9454  
 Mark@pcgcre.com





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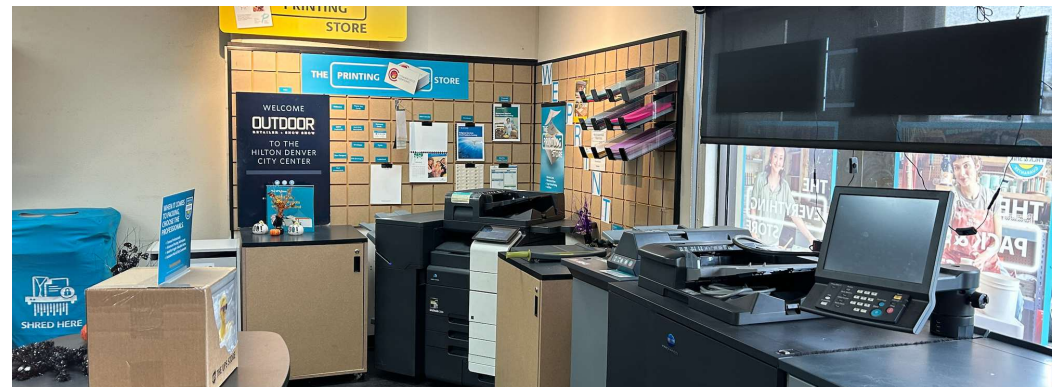
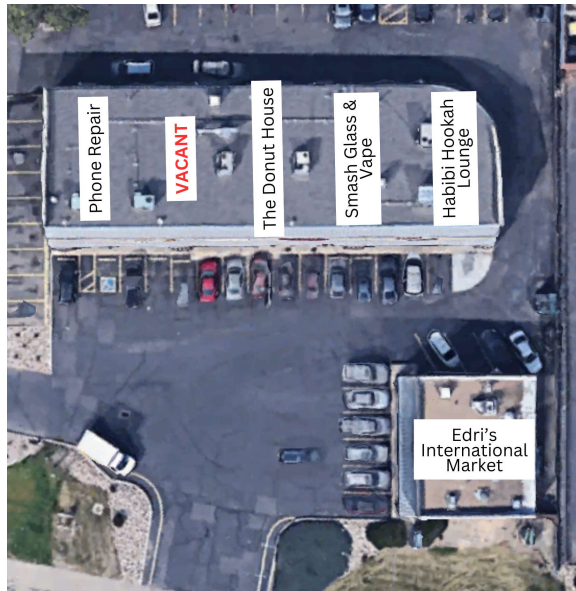
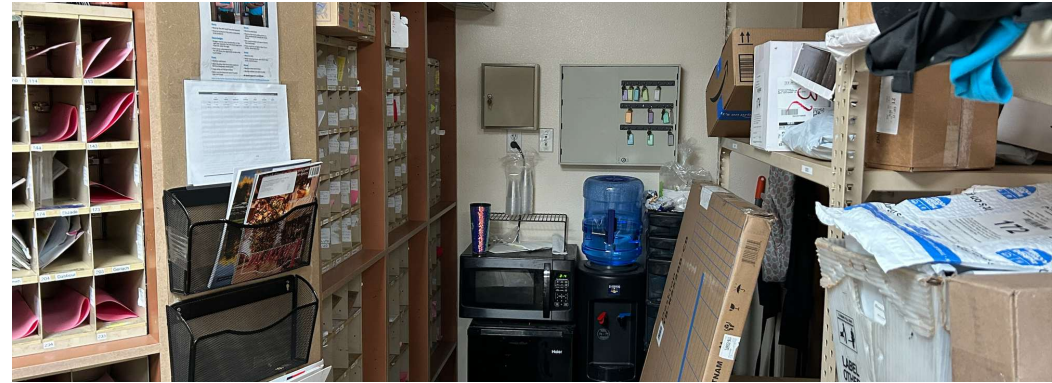
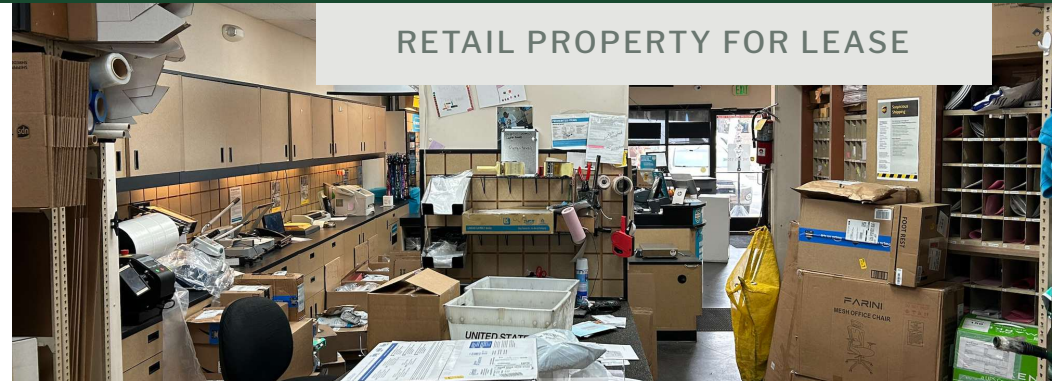
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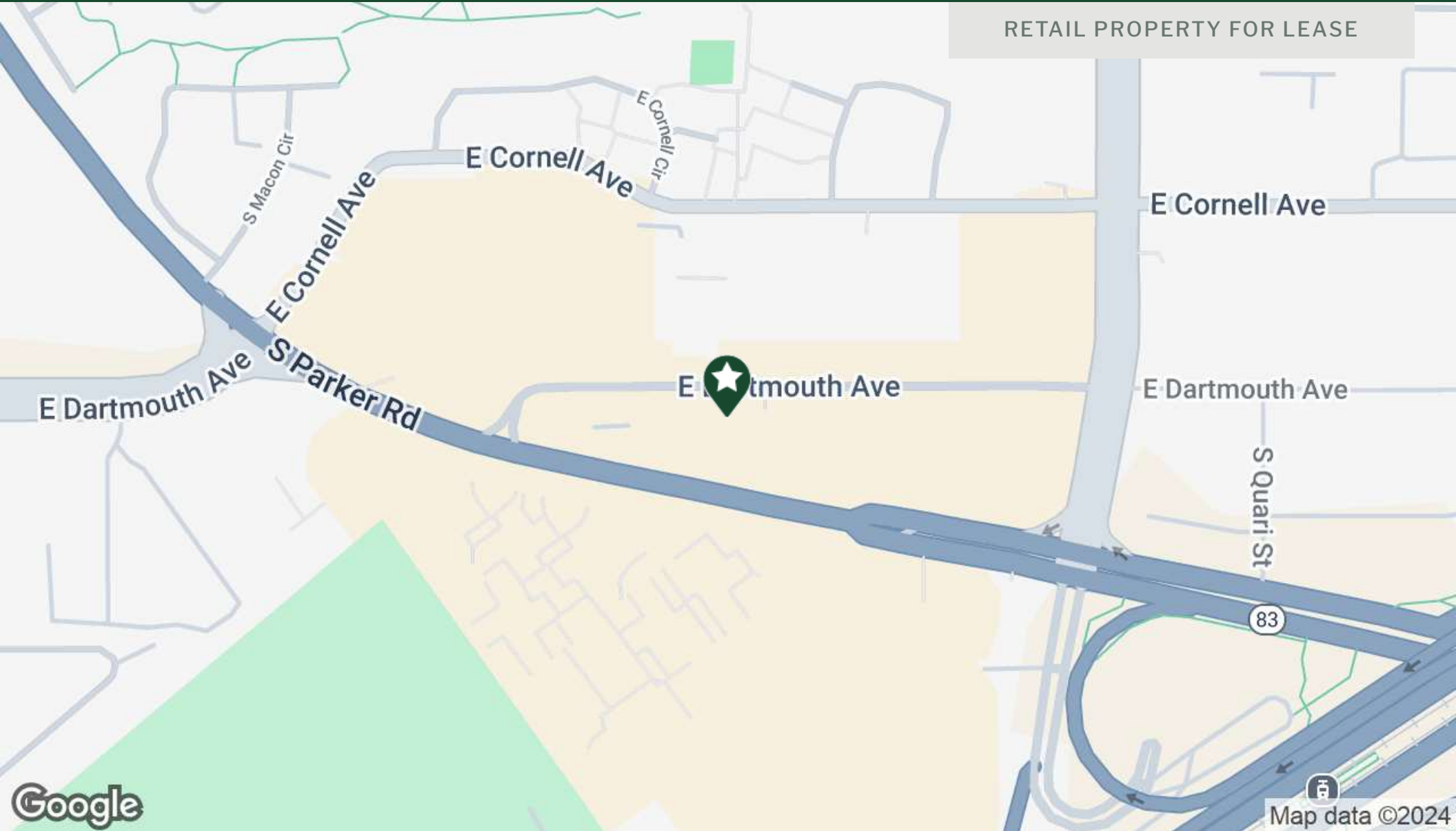
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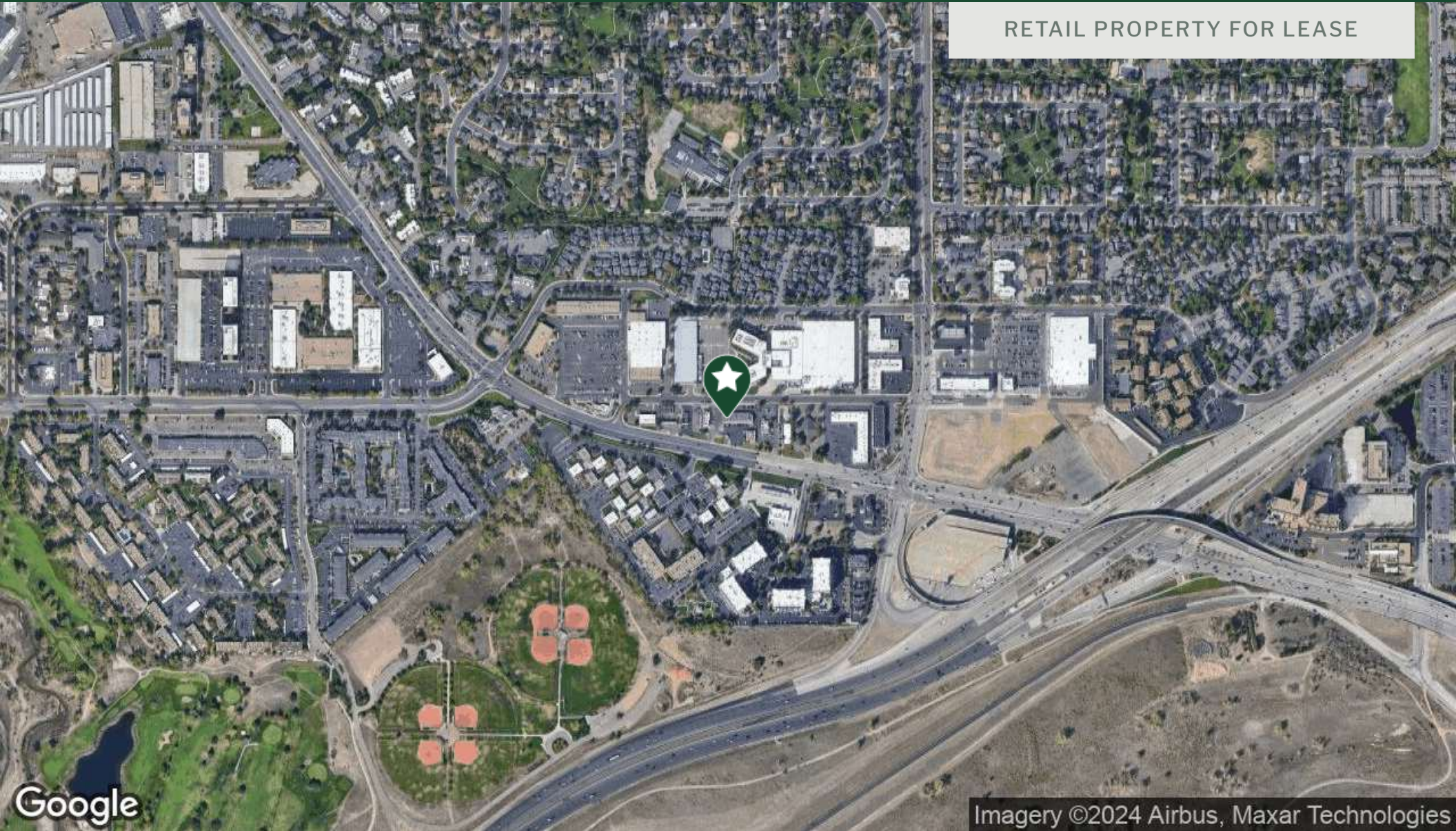
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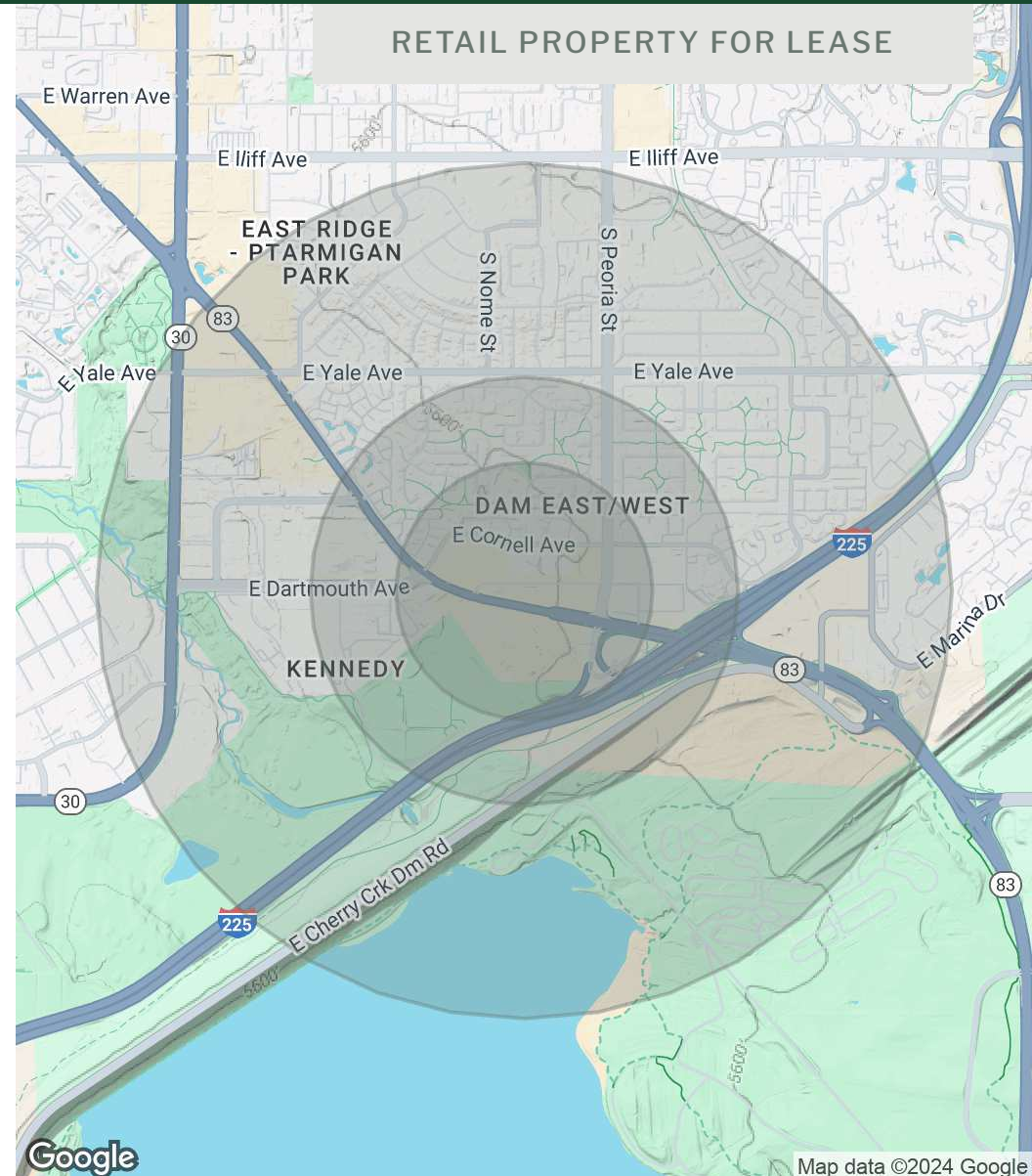


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,558	5,046	12,929
Average Age	36	37	39
Average Age (Male)	35	37	38
Average Age (Female)	36	38	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	691	2,263	5,723
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$87,990	\$87,874	\$94,344
Average House Value	\$446,501	\$461,541	\$433,903

Demographics data derived from AlphaMap



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## PROFESSIONAL BACKGROUND

Mark Pyms embarked on his professional journey in 1984 with his family business, where he honed his skills in Commercial Brokerage/Investments and client relationships. In 1991, Mark moved to Colorado and joined Moore Commercial, where he successfully brokered and leased commercial properties until 1996. His career took a significant step forward when he joined the first Commercial Only RE/MAX, where he dedicated over 26 years, establishing himself as a leader in the commercial real estate industry.

During his tenure as a Commercial Broker, he also took his entrepreneurial spirit and in 2001 opened Panorama Property Management with his current business partner. Demonstrating his vision for growth, Mark created Panorama's Brokerage Arm in 2021, adding another successful chapter to his career.

Mark is known for his strategic thinking, leadership, and deep expertise in commercial real estate and property management. His decades of experience and commitment to excellence have made him a trusted name in the industry.

Beyond his professional accomplishments, Mark is passionate about fishing, waterfowl hunting and other community activities. His blend of experience, innovation, and integrity continues to inspire colleagues and clients alike.

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