

OFFICE / FLEX / RETAIL FOR LEASE
VILLAGES AT PARKER I
10510 S. DRANSFELDT RD., PARKER, CO 80134



AVAILABLE
1,806 SF



PROPERTY FEATURES

- Available Immediately for Sublease (*Exp. 5/31/26*)
- Potential for 5-year Direct Lease with Landlord Approval
- Open Space Ideal for Retail / Fitness / Dance / Yoga
- **Any Form of Martial Arts Not Permitted**
- **No Roll Up Door Opportunity**
- Join Trevey Commercial Real Estate, 5280 Martial Arts, Pop! Arts, and ilo Learning Center
- Centrally Located in Parker
- 7 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

PROPERTY DETAILS

AVAILABLE	Suite 101: ±1,806 SF
LEASE RATE	\$19.00 / SF NNN
CAM	\$9.00 / SF (2024 Est.)
MONTHLY RENT	\$4,214.00 / Mo.
PARKING	3:1,000
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	41,268	\$131,371	\$457,373
5 Mile	133,740	\$141,869	\$472,585
10 Mile	528,617	\$142,566	\$483,318

*2028 Projected Population

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. 59,200 VPD at Parker Rd. & Lincoln Ave.
- Approx. 49,000 VPD at Parker Rd. & Plaza Dr.
- Approx. 50,000 VPD at Mainstreet & Parker Rd.

TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
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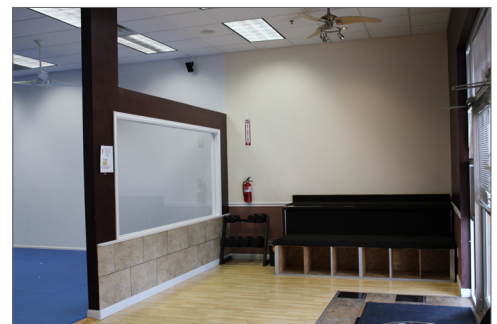
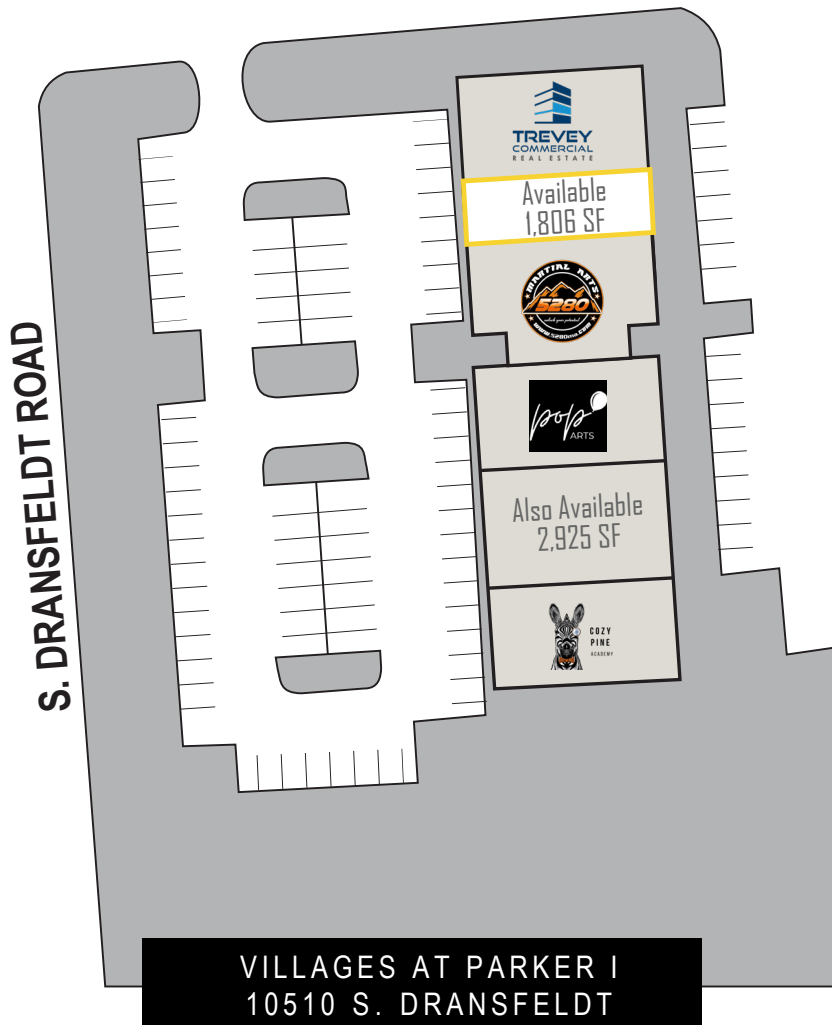
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10510 DRANSFELDT ROAD, PARKER, CO



SITE PLAN

INTERIOR PHOTOS



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