

PRIME RETAIL FOR LEASE  
**PARKER CROSSROADS**  
 10841 S. CROSSROADS DRIVE, PARKER, CO 80134



AVAILABLE

## PROPERTY DETAILS

AVAILABLE	Unit 18: ±1,188 SF
LEASE RATE	\$27.00 / SF NNN (Base Rent)
NNN / CAM RATE	\$9.00 / SF (Estimated)
MONTHLY RENT	\$3,564.00 / Month
PARKING	7.5 / 1000
BUILDING SIZE	52,560 SF
Y.O.C.	1984
CITY / COUNTY	Parker / Douglas

## PROPERTY FEATURES

- Available Immediately for Lease
- Former Salon Space; **All Uses Considered**
- Ideal Layout for Retail / Office, or Counselor / Clinic
- 5-Year Minimum Lease Term
- Active Center with Direct Parker Rd. Frontage
- EV Charging Station on site with Ample Parking
- Join Other Crossroads Tenants Including: A+ Driving School, Upcycle!, Cosmo Prof, StretchLab, Air Academy Federal Credit Union, Parker Optical, and More
- Excellent Access & Visibility at Parker Rd. & Mainstreet
- 7 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

### DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	41,261	\$138,329	\$465,521
5 Mile	128,241	\$142,333	\$471,659
10 Mile	513,325	\$143,533	\$486,487

\*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

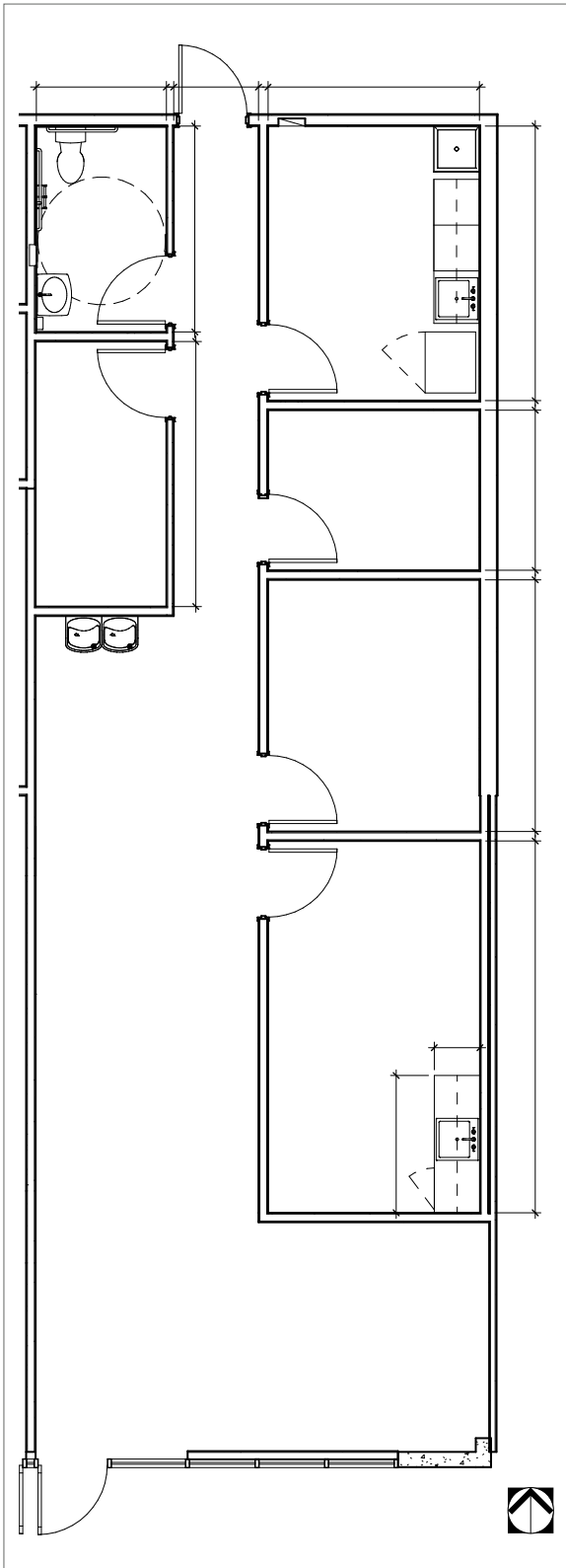
Vehicles Per Day (VPD)
Approx. 18,000 VPD at Crossroads Dr. & Mainstreet
Approx. 53,000 VPD at Parker Rd. & Mainstreet
Approx. 69,000 VPD along Parker Rd.

**TREVEY COMMERCIAL**  
 10510 Dransfeldt Rd, Suite 100  
 Parker, Colorado 80134  
 303-841-1400 | www.trevey.com

**HEATH HONBARRIER**  
 V.P. Sales & Leasing  
[heath@trevey.com](mailto:heath@trevey.com)  
 C: 720-252-0144

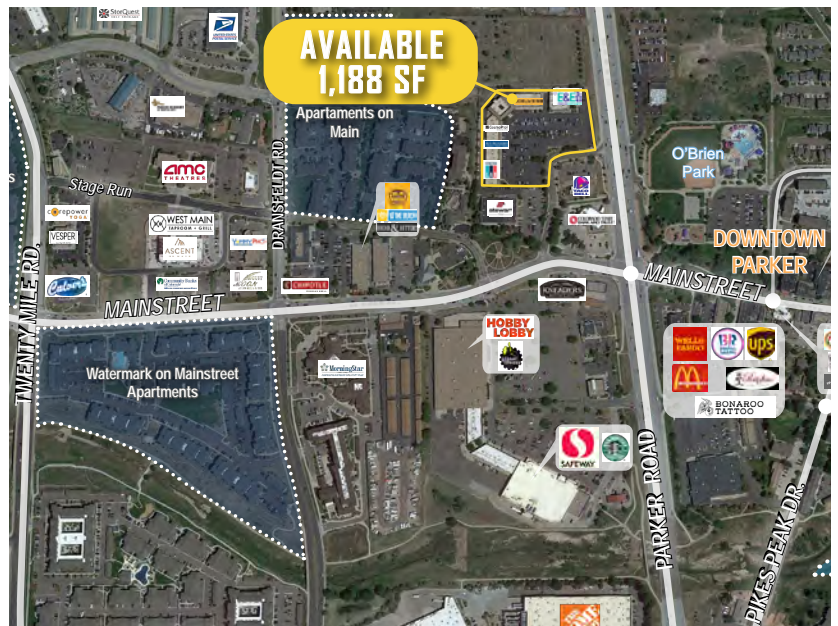
**MITCH TREVEY**  
 Managing Director  
[mitch@trevey.com](mailto:mitch@trevey.com)  
 C: 303-619-7192

FLOOR PLAN



SITE PLAN

Unit	Tenant
1	A+ Driving School
2	Upcycle!
3	Cosmo Prof
4	Rocky Mountain Pathology Consultants
5-6	Stretch LAB
7-8	Air Academy Federal Credit Union
9	Parker Optical
10	Dancing Noodle
11	Parker Salon
12	Pilates Studio
13	Tailor Shoe Repair
14	VIP Cleaners
15	J'Adore Nails
16	KidsTown Drop-in Child Care
17	Back to Roots Chiropractic
18	1,188 SF Available
19	Edelweiss Euro Auto Repair
20	Calvary Chapel Parker
21	E&E Dance



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 C: 303-619-7192

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