

# Parker Flat Acres

11485 S Twenty Mile Rd | Parker, CO 80134



**FOR LEASE**

## AVAILABLE

Unit A6 - Former Salon - 1,635 SF

## RATE

Call for Pricing

## NNN

\$8.77/SF

## CONTACT

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## ABOUT THE PROPERTY

- Join the largest retail center in Parker, anchored by Target, Walmart, Home Depot, and Kohl's.
- Parker Flat Acres has 216,400 unique monthly visitors (Placer AI).
- Unit A6: Former tanning salon with open layout with restroom in rear. Unit has strong visibility from Parker Road.

## ANCHOR TENANTS



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Current Population	9,761	68,609	112,118
Total Households	3,873	23,686	40,896
Average HH Income	\$116,619	\$141,434	\$141,188
Daytime Population	10,771	63,863	102,581
Year: 2025   Source: esri			

## TRAFFIC COUNTS

S Parker Rd

Twenty Mile Rd

Year: 2025 | Source: esri

55,570 VPD

22,590 VPD



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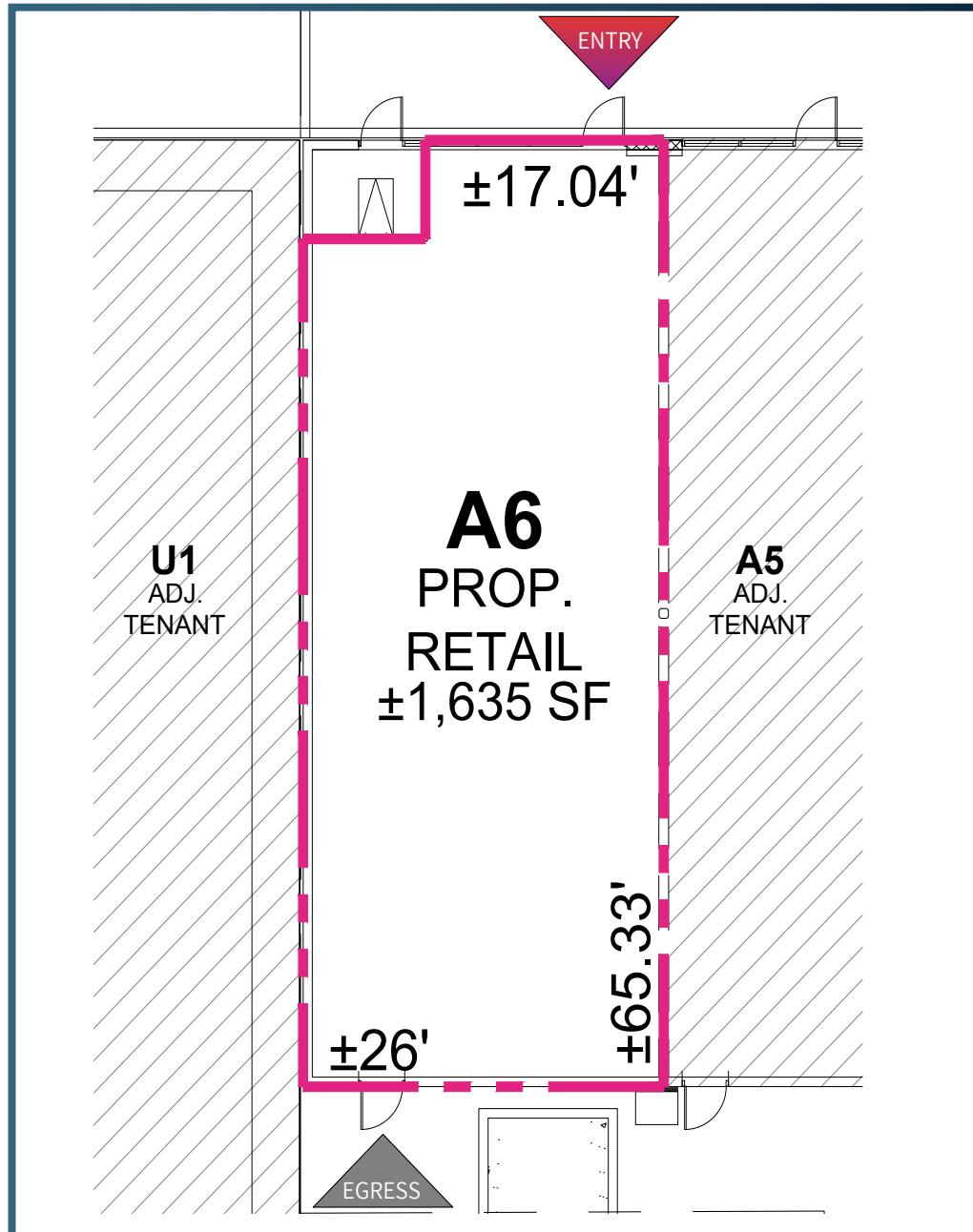


	TENANT	SIZE (SF)
2	Old Santa Fe Mexican	3,220
<b>4</b>	<b>Lease Pending</b>	<b>23,006</b>
6	24 Hour Fitness	35,936
8	Michael's	21,513
10	Maurice's	4,954
14	Five Below	8,476
16	Famous Footwear	6,247
16A	Allegro Music	3,346
A1	Verizon Wireless	3,265

	TENANT	SIZE (SF)
A3	America's Best	3,632
A5	The Wine Barrel	1,567
<b>A6</b>	<b>Available - Salon</b>	<b>1,635</b>
C1	Snooze Mattress	1,655
C1-A	Snooze Mattress	1,415
O/P 3	Chill's Grill & Bar	5,555
O/P 4	Bank of the West	3,800
O/P 5	FlatAcres Market Gas-Carwash	7,000
U1	Kohl's	88,521



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## A6 - FORMER SALON - 1,635 SF



# Trade Aerial

## Parker, CO





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