

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

Patrick McGlinchey

210.303.3149 | patrick.mcglinchey@srsre.com

Justin Gregory

303.803.7170 | justin.gregory@srsre.com

Erik Christopher

303.390.5252 | erik.christopher@srsre.com

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

Walmart

KOHL'S



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

55,570 VPD

Twenty Mile Rd

22,590 VPD

Year: 2025 | Source: esri



Parker Flat Acres

11485 S Twenty Mile Rd | Parker, CO 80134



	TENANT	SIZE (SF)
2	Old Santa Fe Mexican	3,220
4	Lease Pending	23,006
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
A6	Available - Salon	1,635
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

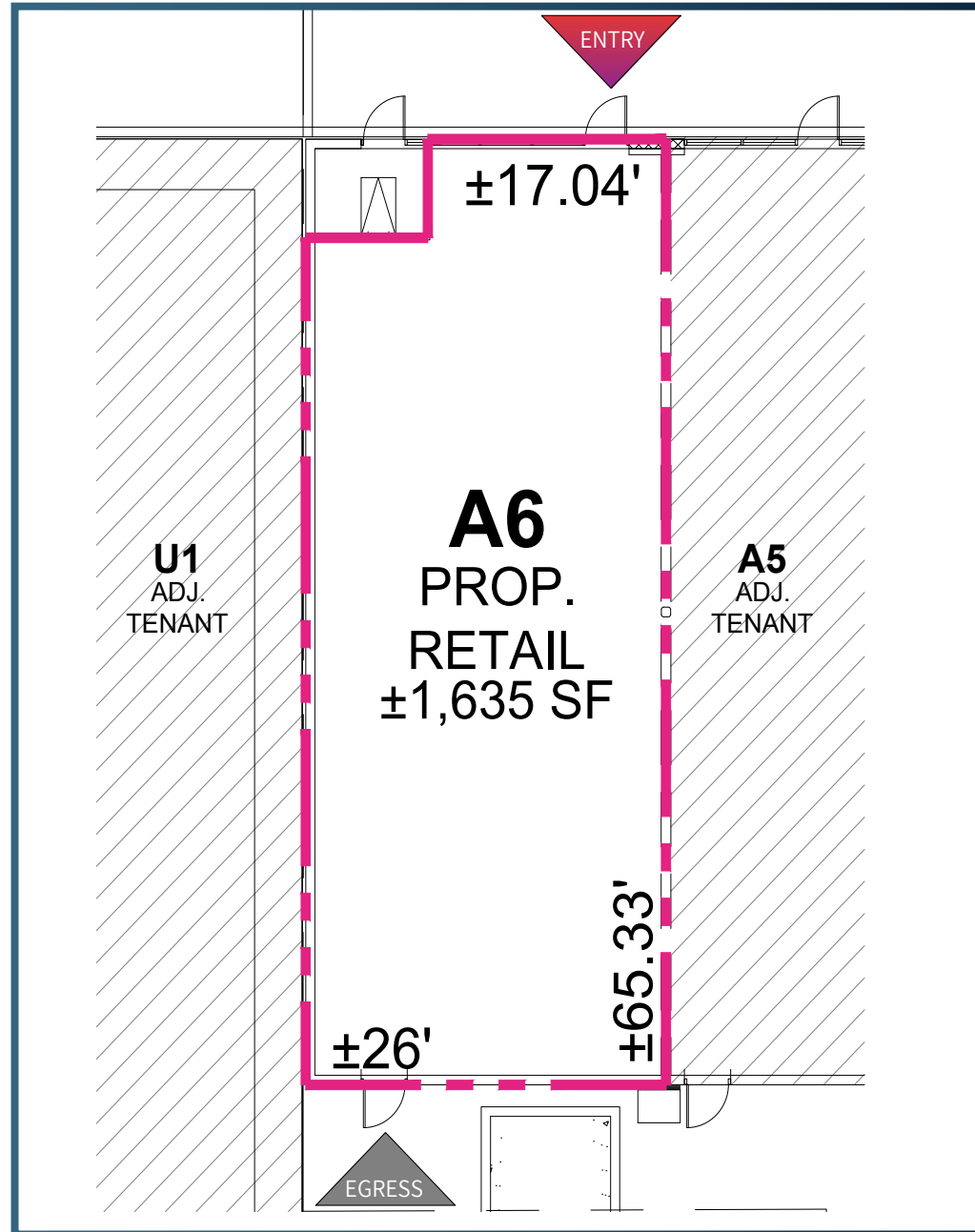


Parker Flat Acres

11485 S Twenty Mile Rd | Parker, CO 80134



A6 - FORMER SALON - 1,635 SF

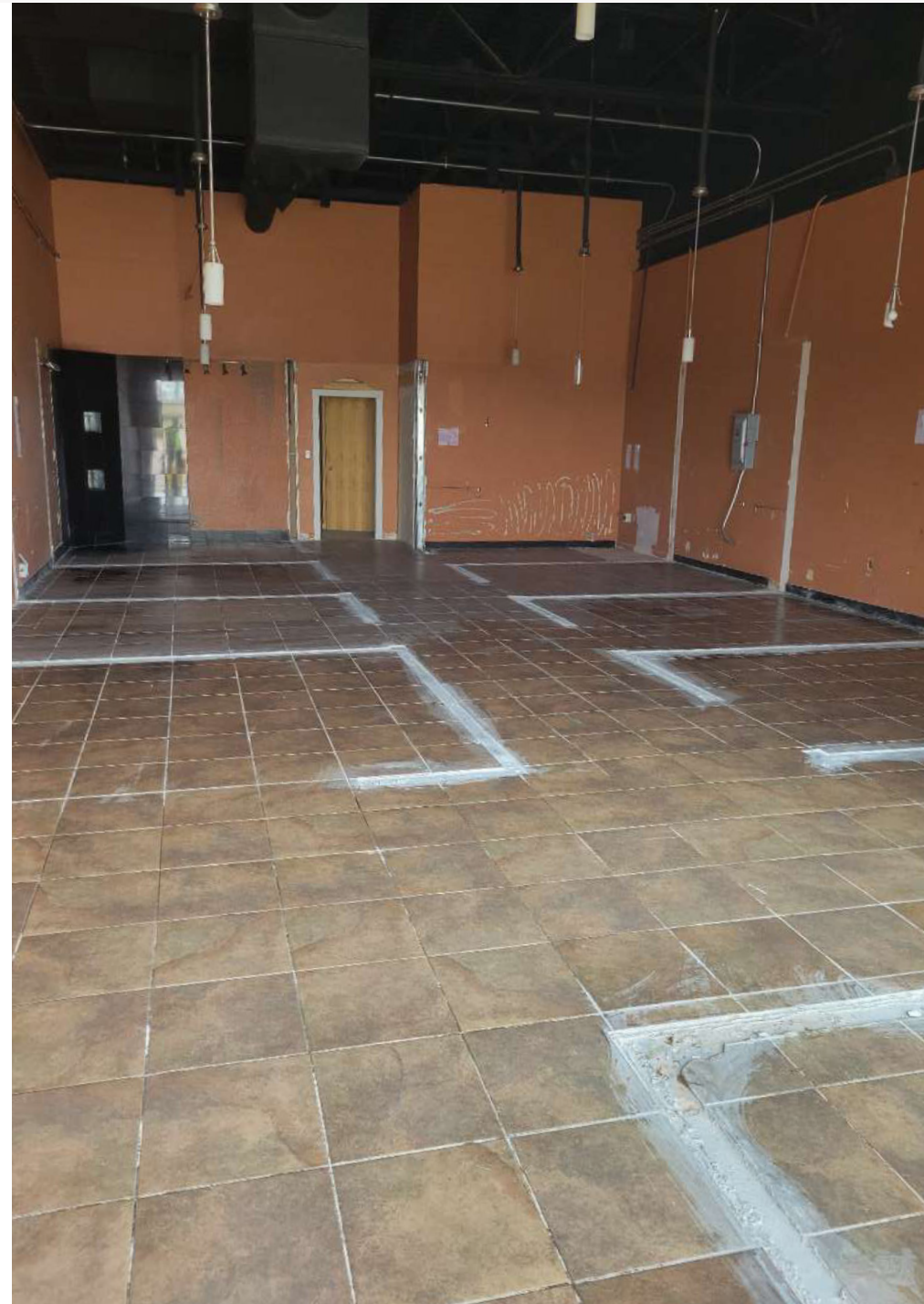


Parker Flat Acres

11485 S Twenty Mile Rd | Parker, CO 80134



A6 - FORMER SALON - 1,635 SF



Trade Aerial

Parker, CO





SRS Real Estate Partners
1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800

Patrick McGlinchey
210.303.3149
patrick.mcglinchey@srsre.com

Justin Gregory
303.803.7170
justin.gregory@srsre.com

Erik Christopher
303.390.5252
erik.christopher@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.