

PRIME RETAIL FOR LEASE
PARKER VALLEY CENTER
11211 DRANSFELDT RD., PARKER, CO 80134



PROPERTY FEATURES

- Fully Built-out Restaurant Space with Kitchen Infrastructure in Place
- Former CD's Wings Location with Established Customer Traffic
- Restaurant Equipment Available for Purchase from Previous Tenant
- Target-anchored Center with Strong National Co-tenancy
- High-traffic Parker Location with Excellent Visibility and Demographics

PROPERTY DETAILS

AVAILABLE	Suite 134: ±1,203 SF
LEASE RATE	\$40.00 / SF NNN
CAM / NNN	\$14.82 / SF (Estimate)
MONTHLY RENT	\$5,495.71 / Month
USE	Restaurant
ZONING	Commercial
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	47,045	\$145,512	\$570,135
5 Mile	137,302	\$146,721	\$624,205
10 Mile	534,862	\$149,528	\$626,932

PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering **±111,000 Residents**.
- 80134 is the **#1 Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

Vehicles Per Day (VPD)

- Approx. 22,000 VPD at Pavilion Dr. & Twenty Mile
- Approx. 48,000 VPD at Clubhouse Dr. & Parker Rd.
- Approx. 57,000 VPD along Parker Rd. at Twenty Mile

SITE DETAIL



SITE LOCATION



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

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