

OFFICE / FLEX / RETAIL FOR LEASE  
**VILLAGES AT PARKER II**  
10470 S. PROGRESS WAY, PARKER, CO 80134

**TREVEY**  
COMMERCIAL



## PROPERTY FEATURES

- 4,050 SF Flex Space Available April 1, 2026
- Currently Built-out as a Gym
- Open Layout Ideal for Wide Variety of Uses
- Two (2) 12'x12' Overhead Loading Doors
- On-site Property Management
- Join Plaza Dental, Body Love, Select Physical Therapy, and Ponderosa Valley Funeral Service
- Centrally Located in Parker: 7 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

## PROPERTY DETAILS

AVAILABLE	<i>Suites 101 &amp; 102:</i> ±4,050 SF
LEASE RATE	\$20.00 / SF NNN
CAM / NNN RATE	\$10.00 / SF (Estimate)
MONTHLY RENT	\$10,125.00 / Month
AVAILABLE	April 1, 2026
LOADING	Two (2) 12'x12 O.H. Doors
CITY / COUNTY	Parker / Douglas

### DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	43,784	\$134,258	\$573,308
5 Mile	146,938	\$143,735	\$623,757
10 Mile	548,989	\$147,026	\$613,238

### PARKER MARKET SERVICE AREA

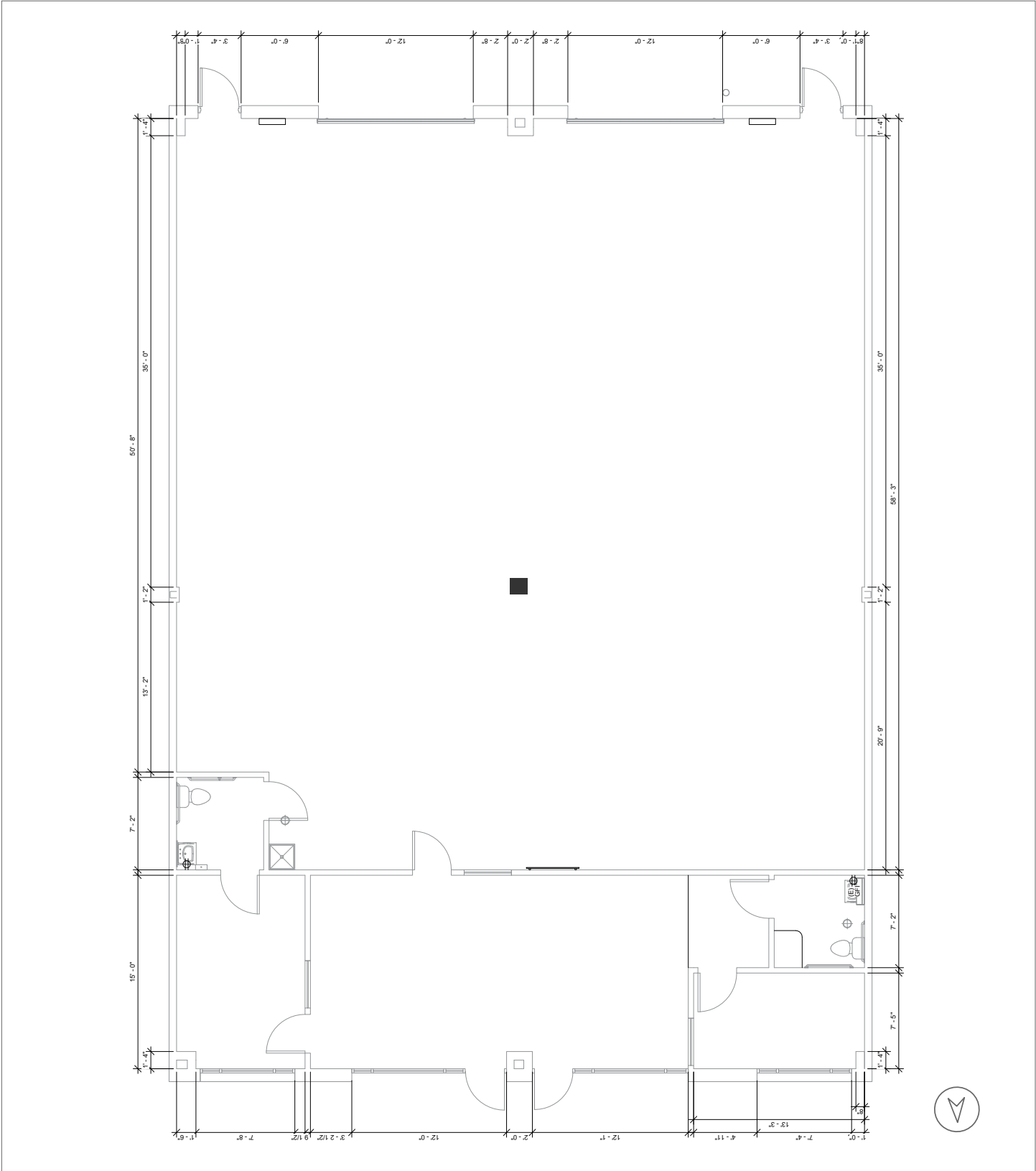
- Parker, CO consists of two zip codes (80134 & 80138) delivering **±111,000 Residents**.
- 80134 is the **1st Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

### 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.

FLOOR PLAN



BROKERAGE DISCLOSURE

Information contained herein has been obtained from sources believed reliable; however, no guarantee, warranty, or representation is made as to its accuracy. All information, including price and terms, is subject to change without notice. Please verify all information prior to reliance.