

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



AVAILABLE

PROPERTY FEATURES

- Available Immediately for Lease
- Former Daycare; **All Uses Considered**
- Ideal Layout for Retail / Office, or Martial Arts
- 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, Pilates, Cosmo Prof, StretchLab, Air Academy Federal Credit Union, Parker Optical, Dancing Noodle, Parker Salon, 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

PROPERTY DETAILS

AVAILABLE	Unit 16: ±2,100 SF
LEASE RATE	\$27.00 / SF NNN (Base Rent)
NNN / CAM RATE	\$9.00 / SF (Estimated)
MONTHLY RENT	\$6,300.00 / Month
PARKING	7.5 / 1000
BUILDING SIZE	52,560 SF
Y.O.C.	1984
CITY / COUNTY	Parker / Douglas

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

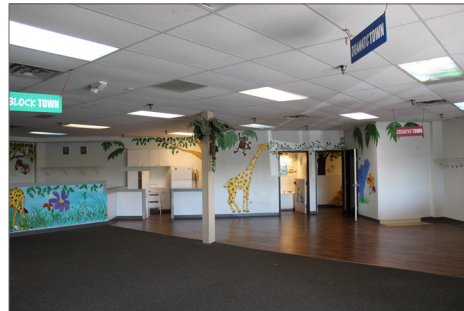
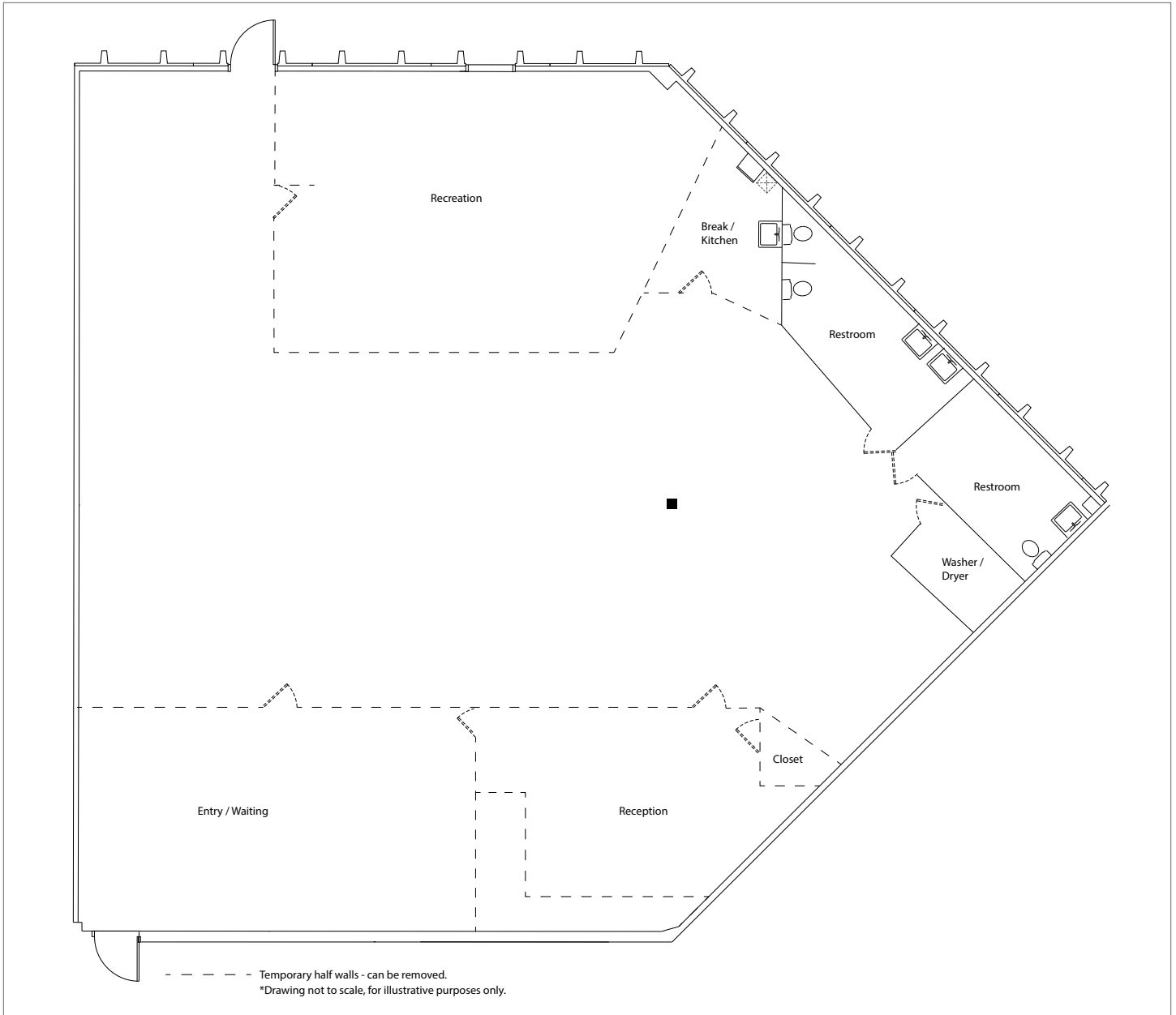
Vehicles Per Day (VPD)
Approx. 18,000 VPD at Crossroads Dr. & Mainstreet
Approx. 53,000 VPD at Parker Rd. & Mainstreet
Approx. 69,000 VPD along Parker Rd.

TREVEY COMMERCIAL
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 Parker, Colorado 80134
 303-841-1400 | www.trevey.com

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FLOOR PLAN



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