

FOR LEASE

Parker Pavilions & FlatAcres Market Center



11465 S Parker Rd | Parker, CO 80134



Overview

AVAILABLE

- 1,200 SF (Unit 17)
- 2,550 SF (Unit 8)
- 23,006 SF (Unit 4)
- 1,653 SF (UNIT A6)

RATE

Call for Pricing

NNN

\$11.87/SF

DESCRIPTION

- Parker Pavilions (northern half) and Parker FlatAcres MarketCenter (southern half) account for 641,852 SF of Class A retail, making it the dominant Power Center of the Parker market.
- Strategically positioned in the Denver Metro's southeast to capture consumers across the Denver Metro, eastern I-70 corridor, CO Springs, and the vast amount of homes in Douglas and Elbert county (see Placer AI heatmap).
- Located at Parker's retail Main and Main intersection on the northwest and southwest corner of S. Parker Road and S. Twenty Mile 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: 2023 | Source: Esri

CONTACT

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TRAFFIC COUNTS

| | |
|----------------|------------|
| S Parker Rd | 55,570 VPD |
| Twenty Mile Rd | 22,590 VPD |

Year: 2023 | Source: DRCOG



Parker Pavilions & FlatAcres Market Center

Parker, CO



Parker Pavilions

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| UNIT | TENANT | SIZE (SF) | UNIT | TENANT | SIZE (SF) |
|-----------|-------------------------------------|--------------|------|------------------------------|-----------|
| 1 | Noodles & Company | 1,397 | 18 | Spices N Beyond | 1,200 |
| 2 | Crumbl Cookies | 1,500 | 19 | Fred Astaire Dance Studio | 3,855 |
| 3 | Capriotti's Sandwich Shop | 1,500 | 21 | The Swing Bays | 5,998 |
| 4 | Panda Express | 2,650 | 23 | Leased | 4,200 |
| 5 | T-Mobile | 1,280 | 24 | H&R Block | 1,400 |
| 6 | Armed Forces Career Center | 1,280 | 25 | Colonna's Pizza | 2,458 |
| 8 | AVAILABLE FITNESS BUILDOUT | 2,550 | 26 | Qdoba Mexican Grill | 1,922 |
| 10 | Kung Fu Tea | 1,200 | 56 | PetSmart | 18,905 |
| 11 | A-Plus Computers | 1,200 | 61 | Office Depot | 20,732 |
| 12 | Command Cuts | 1,200 | 62 | Mattress Firm | 6,000 |
| 13 | Tiger Lee's World Class Taekwondo | 2,400 | 72 | Good Times Burgers & Custard | 2,529 |
| 15 | Parker Blooms | 1,200 | 76 | IHOP | 4,022 |
| 16 | Hair & Nails | 1,200 | U-50 | Home Depot | 110,000 |
| 17 | AVAILABLE FORMER GAMESTOP | 1,200 | U-75 | TCF Bank | 6,999 |
| | | | U-99 | Walmart | 203,715 |

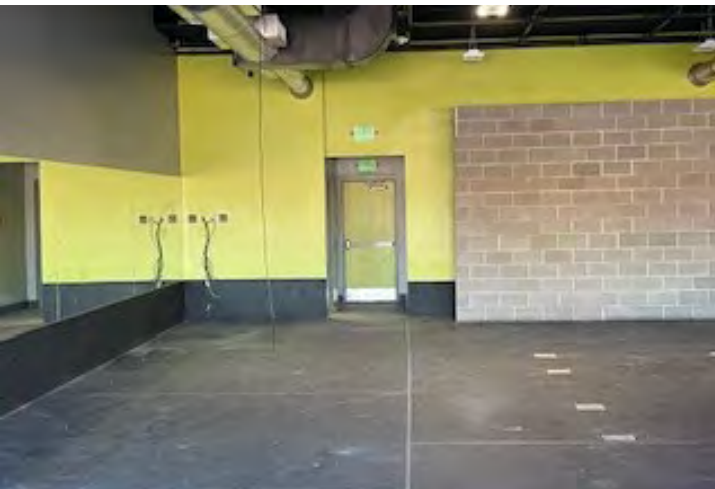


Parker Pavilions

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UNIT 8 - 2,550 SF



FlatAcres Market Center

11465 S Parker Rd | Parker, CO 80134



| UNIT | TENANT | SIZE (SF) | UNIT | TENANT | SIZE (SF) |
|------|----------------------|-----------|-----------|------------------------------|--------------|
| 2 | Old Santa Fe Mexican | 3,220 | A3 | America's Best | 3,632 |
| 4 | AVAILABLE | 23,006 | A5 | The Wine Barrel | 1,567 |
| 6 | 24 Hour Fitness | 35,936 | A6 | AVAILABLE | 1,635 |
| 8 | Michael's | 21,513 | C1 | Snooze Mattress | 1,655 |
| 10 | Maurice's | 4,954 | C1-A | Snooze Mattress | 1,415 |
| 14 | Five Below | 8,476 | O/P 3 | Chill's Grill & Bar | 5,555 |
| 16 | Famous Footwear | 6,247 | O/P 4 | Bank of the West | 3,800 |
| 16A | Allegro Music | 3,346 | O/P 5 | FlatAcres Market Gas-Carwash | 7,000 |
| A1 | Verizon Wireless | 3,265 | U1 | Kohl's | 88,521 |



Parker Pavilions

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UNIT A6 - 1,635 SF

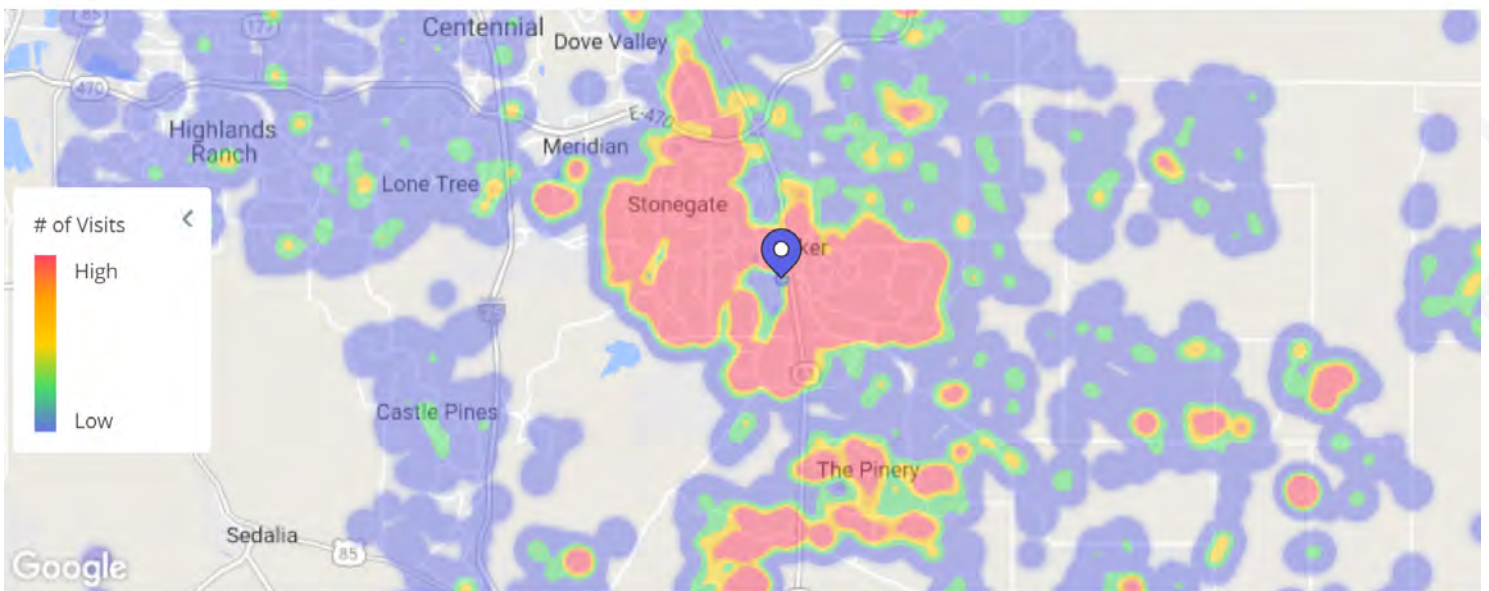


Placer.ai

Placer.ai provides instant access to location analytics derived from the foot traffic of millions of consumers, delivering visibility into offline behavior. We shed light into churn, trade areas, untapped audiences, out-of-store behavior, and competitive benchmarking

Heat Map

- **Flatacres Marketcenter**
11485 S Twenty Mile Rd., Parker, 80134, CO



The above customer heat map for FlatAcres Market Center and Parker Pavilions represents:

- Over 1.3 million annual visitors a year
- An average of over five (5) individual repeat center visits per week
- 64 minutes - Customers average length of stay in the shopping center



Parker Pavilions & FlatAcres Market Center

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| | 1 mile | 3 miles | 5 miles |
|------------------------------------------------------|-----------|-----------|-----------|
| Population | | | |
| 2021 Population | 9,761 | 68,609 | 112,118 |
| 2000 Population | 4,568 | 30,027 | 46,456 |
| 2010 Population | 6,723 | 53,120 | 81,907 |
| 2026 Population | 11,404 | 77,536 | 127,914 |
| 2000-2010 Annual Rate | 3.94% | 5.87% | 5.83% |
| 2010-2020 Population: Annual Growth Rate | 3.37% | 2.30% | 2.83% |
| 2021-2026 Population: Annual Growth Rate | 3.16% | 2.48% | 2.67% |
| 2021 Median Age | 33.9 | 35.7 | 36.9 |
| Households | | | |
| 2000 Households | 1,593 | 9,847 | 15,437 |
| 2010 Households | 2,529 | 18,326 | 29,669 |
| 2021 Total Households | 3,873 | 23,686 | 40,896 |
| 2026 Total Households | 4,542 | 26,781 | 46,611 |
| 2000-2010 Annual Rate | 4.73% | 6.41% | 6.75% |
| 2010-2020 Households: Annual Growth Rate | 3.86% | 2.31% | 2.89% |
| 2021-2026 Households: Annual Growth Rate | 3.24% | 2.49% | 2.65% |
| 2021 Average Household Size | 2.51 | 2.90 | 2.74 |
| Housing Units | | | |
| 2021 Total Housing Units | 3,988 | 24,402 | 42,374 |
| 2021 Owner Occupied Housing Units | 1,878 | 18,130 | 31,680 |
| 2021 Renter Occupied Housing Units | 1,994 | 5,556 | 9,216 |
| 2021 Vacant Housing Units | 115 | 716 | 1,478 |
| Race and Ethnicity | | | |
| 2021 White Alone | 86.3% | 87.2% | 86.7% |
| 2021 Black Alone | 2.2% | 1.8% | 1.9% |
| 2021 American Indian/Alaska Native Alone | 0.5% | 0.4% | 0.5% |
| 2021 Asian Alone | 3.6% | 4.9% | 5.3% |
| 2021 Pacific Islander Alone | 0.2% | 0.1% | 0.1% |
| 2021 Hispanic Origin (Any Race) | 11.4% | 9.6% | 9.4% |
| Income | | | |
| 2021 Median Household Income | \$86,688 | \$116,275 | \$113,317 |
| 2021 Average Household Income | \$116,619 | \$141,434 | \$141,188 |
| 2021 Per Capita Income | \$45,735 | \$48,939 | \$51,765 |
| 2021 Population 25+ by Educational Attainment | | | |
| Total | 6,272 | 43,565 | 74,054 |
| High School Graduate | 12.2% | 10.3% | 10.3% |
| GED/Alternative Credential | 3.8% | 2.2% | 2.3% |
| Some College, No Degree | 24.0% | 19.2% | 19.2% |
| Associate Degree | 9.7% | 8.8% | 8.4% |
| Bachelor's Degree | 30.2% | 37.6% | 37.8% |
| Graduate/Professional Degree | 16.4% | 19.7% | 20.1% |
| Data for all businesses in area | | | |
| Total Businesses: | 709 | 2,104 | 2,815 |
| Total Employees: | 6,614 | 20,127 | 29,413 |
| Total Residential Population: | 9,761 | 68,609 | 112,118 |
| Employee/Residential Population Ratio: | 1:1 | 0:1 | 0:1 |
| 2021 Total Daytime Population | 10,771 | 63,863 | 102,581 |
| Workers | 5,999 | 30,213 | 48,520 |
| Residents | 4,772 | 33,650 | 54,061 |

