

RETAIL FOR LEASE PARKER PLAZA

10401-10469 S. PARKER RD., PARKER, CO 80134

TREVEY
COMMERCIAL

Available
Unit 10405
±800 SF



PROPERTY FEATURES

- ±800 SF of Prime Inline Retail Available Immediately
- Wide Range of Uses Permitted
- Monument & Suite Window Signage Available
- Solid Tenant Mix with Ample Parking: 3.9 / 1,000
- Prime Multi-Tenant Retail Building Totaling 34,110 SF
- 5 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

PROPERTY DETAILS

AVAILABLE

Suite 10405: ±800 SF

\$1,866.67 / Month Rent

\$602.00 / Month CAM

\$2,468.67 / Month Total

LEASE RATE

\$28.00 / SF NNN

CAM / NNN

\$9.03 / SF (Estimate)

CITY / COUNTY

Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	39,841	\$141,246	\$693,103
5 Mile	147,979	\$154,805	\$719,810
10 Mile	549,282	\$158,267	\$717,160

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. 45,000 VPD at Plaza Dr. & Parker Rd.

Approx. 49,000 VPD at Parker Rd. & Plaza Dr.

Approx. 60,000 VPD at Lincoln Ave. & Parker Rd.

SITE PLAN



Suite	Tenant
10401	Bagel Stop Cafe
10403	Trattoria Dionisia Italian Restaurant
10405	+800 SF Available Immediately
10409	Hair Salon
10411	Martin Garage Doors
10413	State Beauty Supply of Parker
10417	Get Nailed Nail Salon
10441	Iron Horse Armory
10443	Happy Sport Ski Rental
10445	Jackson Hewitt Tax Services
10447	Dream Dinners
10449	Casbar Cigar
10463	Relaxing Station
10469	Iron Horse Armory

BROKERAGE DISCLOSURE

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