

FOR LEASE SENDEROS CREEK RETAIL #2 & #3

17177 & 17193 MAINSTREET, PARKER, CO 80134



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Two (2) State-of-the-Art Buildings Coming Summer 2026
- Suites Range from 2,129 - 13,598 SF per Building
- Flexible Tenant Finish Allowance / Negotiable Turn-Key Delivery
- Flexible Demising and MEP Delivery
- Located on the High Traffic SWC of Mainstreet and Jordan Road in the Growing Parker Market
- At Entrance to New Senderos Creek Townhome Community
- Spaces Delivered in Grey Shell Condition with One (1) ADA Restroom and Individual Suite HVAC Unit
- Building & Monument Signage Available
- Join Legends Coffee, J Salon, Little Sunshines Playhouse, Advanced Pet Care, Summit Orthodontics and More

PROPERTY DETAILS

AVAILABLE	2,129 - 13,598 SF
LEASE RATE	\$40.00 / SF
CAM	\$15.00 / SF <i>(Estimated)</i>
DELIVERY	Summer 2026
IMPORTANT LINKS	• Tenant Space Summary • Retail Permit Plans
BUILDING SIZE	14,617 SF <i>(Each Building)</i>
PARKING	3.0:1,000
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	49,714	\$155,006	\$633,658
5 Mile	143,414	\$141,504	\$616,601
10 Mile	581,620	\$149,239	\$627,407

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. 20,000 VPD at Mainstreet & Jordan Rd.
- Approx. 48,000 VPD along E-470 at Jordan Rd.
- Approx. 50,000 VPD at Mainstreet & Parker Rd.

TREVEY COMMERCIAL

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

NICK BEACH

V.P. Sales & Leasing
nbeach@trevey.com
C: 719-237-0880

MITCH TREVEY

Managing Director
mitch@trevey.com
C: 303-619-7192

SITE PLAN



SITE LOCATION

[LINK TO SENDEROS CREEK RETAIL #1 BROCHURE](#)


NICK BEACH
V.P. Sales & Leasing
nbeach@trevey.com
C: 719-237-0880

MITCH TREVEY
Managing Director
mitch@trevey.com
C: 303-619-7192

[CLICK TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change.
Please call to confirm current property status and accuracy of information contained herein.