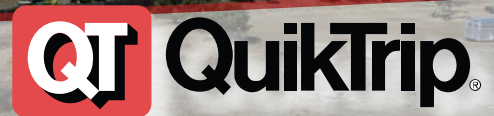


RARE COMMERCIAL REDEVELOPMENT OPPORTUNITY

1.34 -4.08 ACRES | SWC PARKER ROAD AND LONGS WAY

10653 S Parker Rd, Parker, CO 80134



COMING
SOON

S PARKER RD



**50,908
VEHICLES
PER DAY**

navpoint
REAL ESTATE GROUP



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EXECUTIVE SUMMARY

NavPoint Real Estate Group is pleased to present this rare commercial redevelopment opportunity located at 10653 S Parker Rd, Park, Parker, CO 80134. The land is adjacent to a future high-volume QuikTrip store, boasting exceptional frontage and visibility from S Parker Road (50,908 VPD) and convenient access via an access road from Quiktrip. The site presents a prime opportunity for commercial development. Spanning two parcels totaling 170,732 square feet, this property offers significant potential for retail, hospitality, or other commercial ventures seeking high-traffic locations. The strategic positioning near national retailers such as, Walmart, Lowe's, Home Depot, Target, Safeway, Sprouts, Planet Fitness, Hobby Lobby and many other established businesses positions this site to capitalize on its strategic location and market potential.

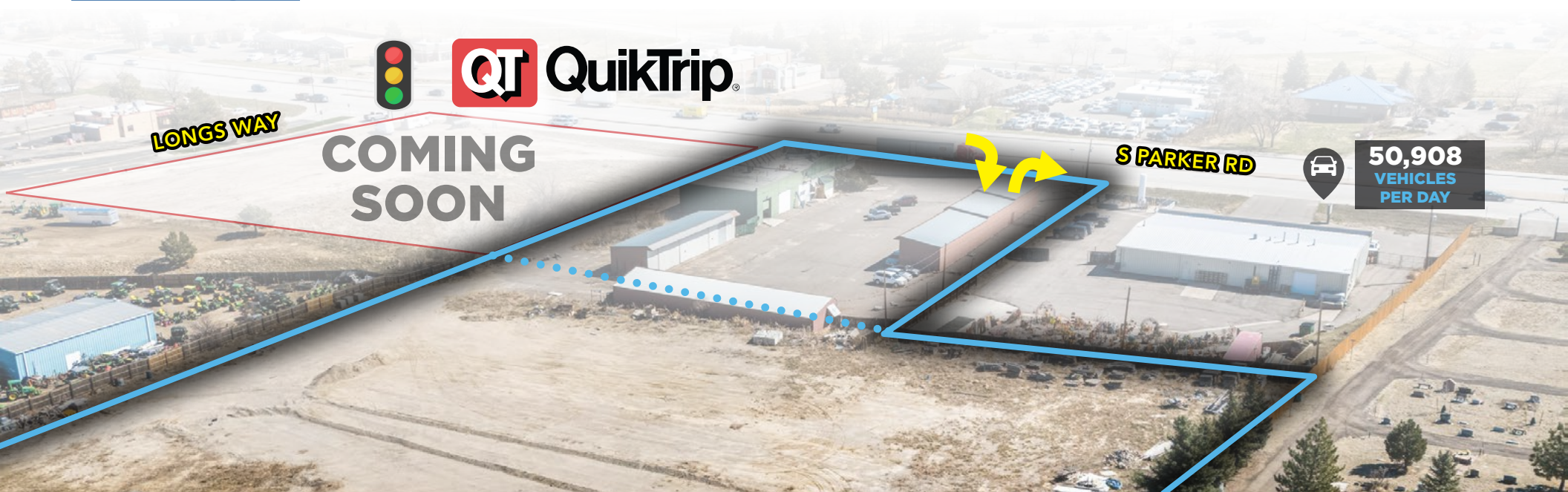
Investment Highlights

- Rare commercial redevelopment and in Parker CO
- Prime visibility and access from Parker Rd.
- Nearby to a variety of retail uses in downtown Parker

Deed Restrictions

Convenience store and motor fuels sales prohibited. Additional restrictions may apply on a site specific basis. Call for details.

[Link for Zoning Here](#)



PROPERTY OVERVIEW



PURCHASE PRICE
CONTACT BROKER



LAND AREA
UP TO 170,732 SF



SITE SIZE (ACRES)
1.34-3.92



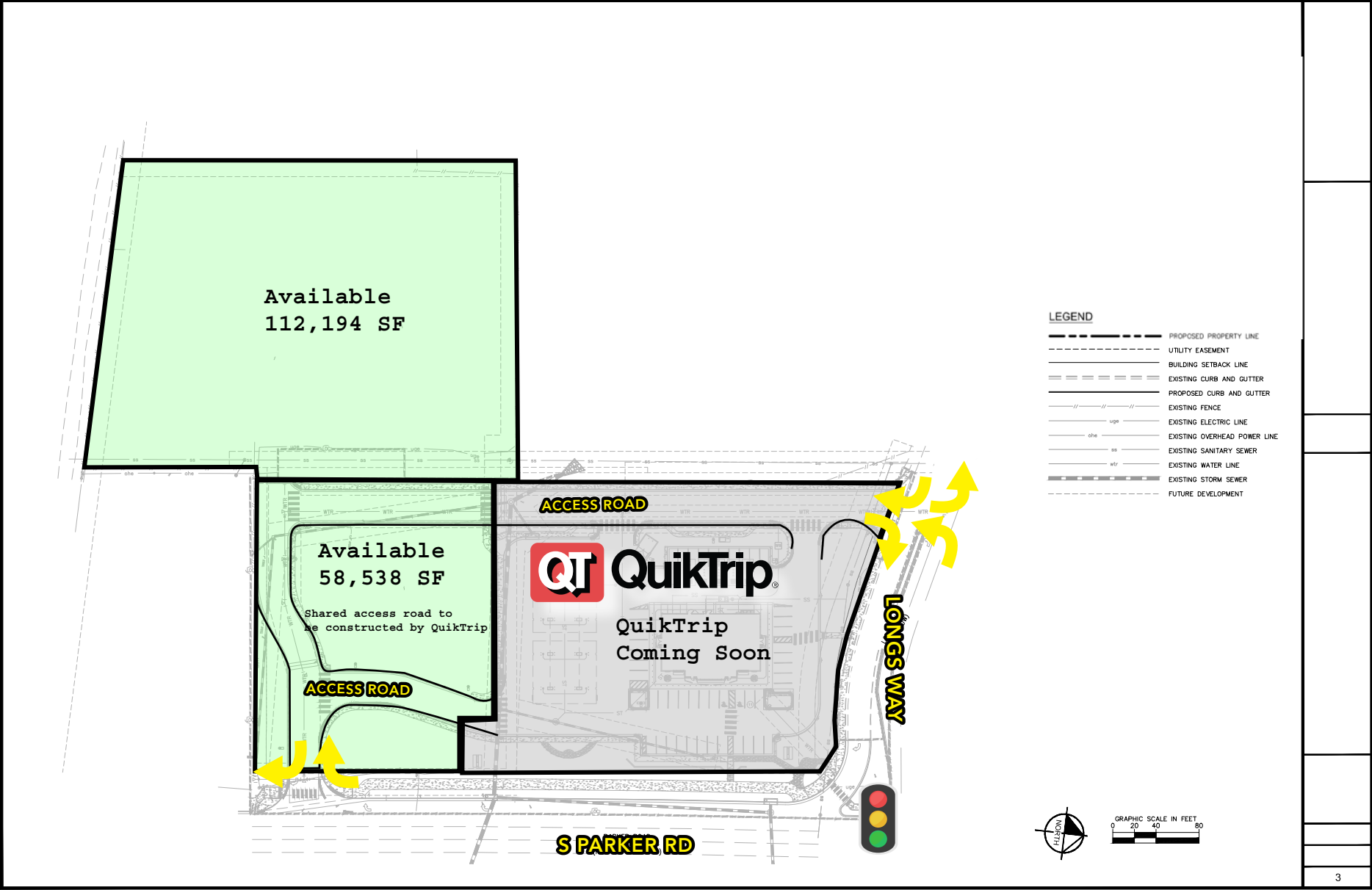
ZONING
RC
[LINK TO ZONING](#)



UTILITIES
AVAILABLE



SITE PLAN



LOCATION MAP



DEMOGRAPHICS

POPULATION	1 MILE	5 MILE	10 MILE
2023 Population	9,743	129,197	503,671
2028 Estimate	11,104	144,772	537,353
Growth 2023 - 2028	2.8%	2.4%	1.3%
Median Age	36.1	38.7	39.3
Avg. Household Income	\$100,667	\$144,696	\$147,738

BUSINESS

Total Businesses	1,582	4,857	27,066
Employees	10,428	40,435	249,159

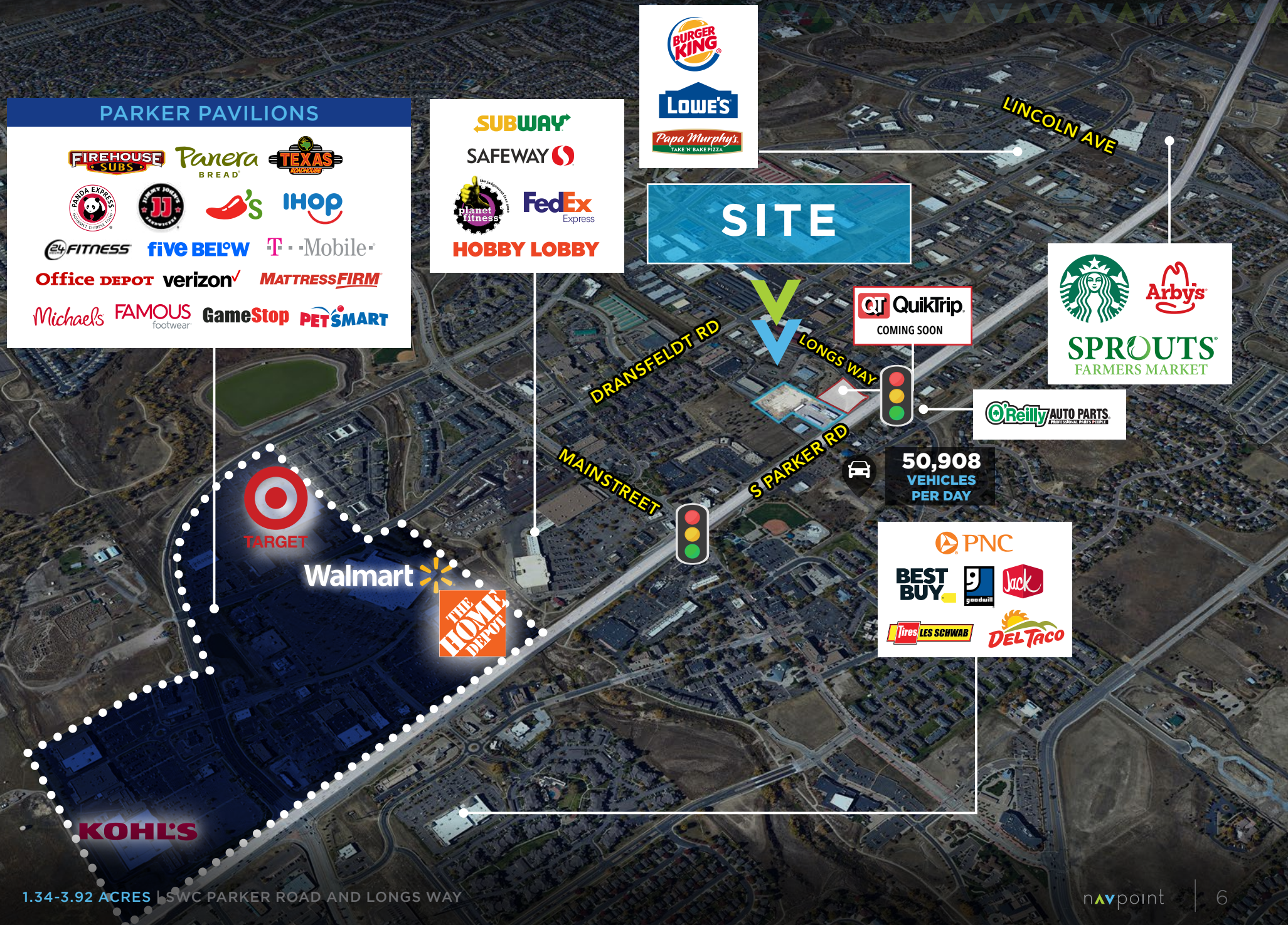
Parker, Colorado, located in Douglas County, is a vibrant and growing community situated in the beautiful Denver metropolitan area. Known for its small-town charm and natural beauty, Parker offers a high quality of life and a wide range of amenities to its residents and visitors alike.

With its convenient location just southeast of Denver, Parker enjoys easy access to the bustling city's cultural, entertainment, and employment opportunities. Yet, it maintains its distinct identity and character as a close-knit community. The town's population has been steadily increasing, reflecting its appeal as a desirable place to live and raise a family.

Parker is renowned for its picturesque landscapes and outdoor recreational opportunities. The town is surrounded by stunning natural beauty, including rolling hills, expansive open spaces, and breathtaking mountain views. Residents and visitors can explore numerous parks, trails, and recreational areas, providing ample opportunities for hiking, biking, picnicking, and other outdoor activities.

The town center of Parker features a charming and walkable downtown area, which exudes a sense of history and community spirit. The Mainstreet district is lined with local businesses, boutiques, restaurants, and cafes, offering a delightful shopping and dining experience. Throughout the year, the town hosts various events and festivals, fostering a strong sense of community engagement and celebration.

RETAIL MAP



PROPERTY PHOTOS



PROPERTY PHOTOS



ABOUT NAVPOINT

NavPoint Real Estate Group is a comprehensive commercial real estate services firm based in Colorado. Our firm specializes in acquisitions, dispositions and leasing across all product types throughout Colorado and the Western United States. Our spectrum of services allows us to successfully address even the most challenging real estate needs. Our core services include:



Our Mission — At NavPoint Real Estate Group, we strive to exceed the expectations of our clients by providing a clear route to success in every real estate transaction. We put people above profits and allow this philosophy to shape our success.

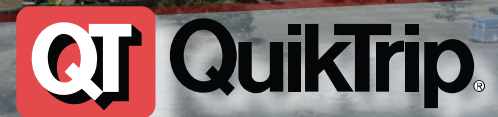
We are a boutique, Colorado-based firm but our resources and expertise are on par with any national organization. Our size allows us to be nimble, hands-on and attuned to the needs of our individual clients. We provide a level of attention only a privately-owned firm can offer. Our team has completed over 900 transactions and is currently involved in the exclusive brokerage of well over 2,000,000 SF of commercial real estate.

OVER
\$1.34B
IN CLOSED TRANSACTIONS
Since 2011

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