

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



AVAILABLE

PROPERTY DETAILS

AVAILABLE	Unit 4: ±1,200 SF
LEASE RATE	\$27.00 / SF NNN (Base Rent)
NNN / CAM RATE	\$9.00 / SF (Estimated)
MONTHLY RENT	\$3,600.00 / Month
PARKING	7.5 / 1000
BUILDING SIZE	52,560 SF
Y.O.C.	1984
CITY / COUNTY	Parker / Douglas

PROPERTY FEATURES

- Available Immediately for Lease
- Heavy Build-out with Updated Finishes
- Former Lab Space; **All Uses Considered**
- Ideal Layout for Retail / Office, or Counselor / Clinic
- Active Center with Direct Parker Rd. Frontage
- EV Charging Station on site with Ample Parking
- Join Other Crossroads Tenants Including: A+ Driving School, Upcycle!, Cosmo Prof, StretchLab, Air Academy Federal Credit Union, Parker Optical, 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

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	39,288	\$131,348	\$450,397
5 Mile	121,674	\$137,234	\$468,561
10 Mile	500,572	\$140,897	\$479,665

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

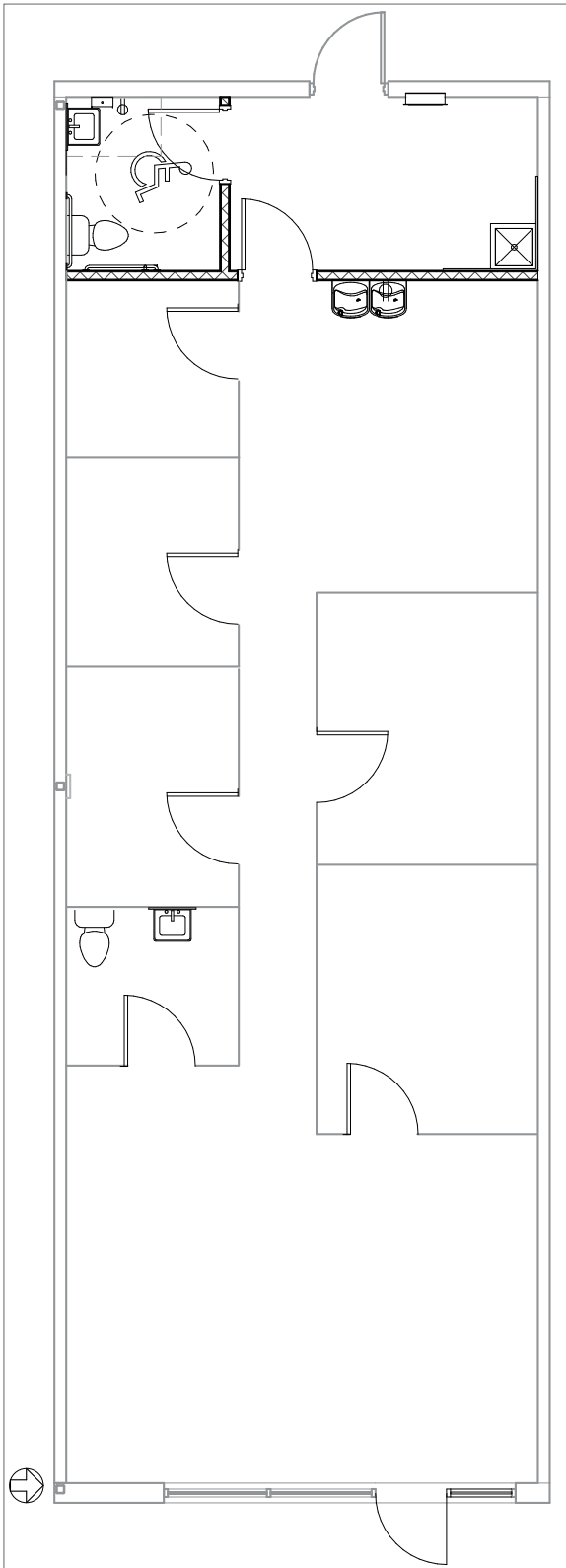
- Vehicles Per Day (VPD)**
- Approx. 18,000 VPD at Crossroads Dr. & Mainstreet
 - Approx. 53,000 VPD at Parker Rd. & Mainstreet
 - Approx. 69,000 VPD along Parker Rd.

TREVEY COMMERCIAL
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FLOOR PLAN



SITE PLAN

Unit	Tenant
1	A+ Driving School
2	Baby Boutique
3	Cosmo Prof
4	1,200 SF Available
5-6	Stretch LAB
7-8	Air Academy Federal Credit Union
9	Parker Optical
10	Dancing Noodle
11	Parker Salon
12	Pilates Studio
13	Tailor Shoe Repair
14	VIP Cleaners
15	J'Adore Nails
16	KidsTown Drop-in Child Care
17	Back to Roots Chiropractic
18	1,188 SF Available
19	Edelweiss Euro Auto Repair
20	Calvary Chapel Parker
21	E&E Dance

Professional Offices

Crossroads Business Building

Service Drive

Mainstreet

Parker Road (State Highway 83)

TACO BELL

Colorado State Bank & Trust



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