PRIME RETAIL FOR LEASE

# PARKER CROSSROADS

**10841 S. CROSSROADS DRIVE, PARKER, CO 80134**

TREVEY COMMERCIAL

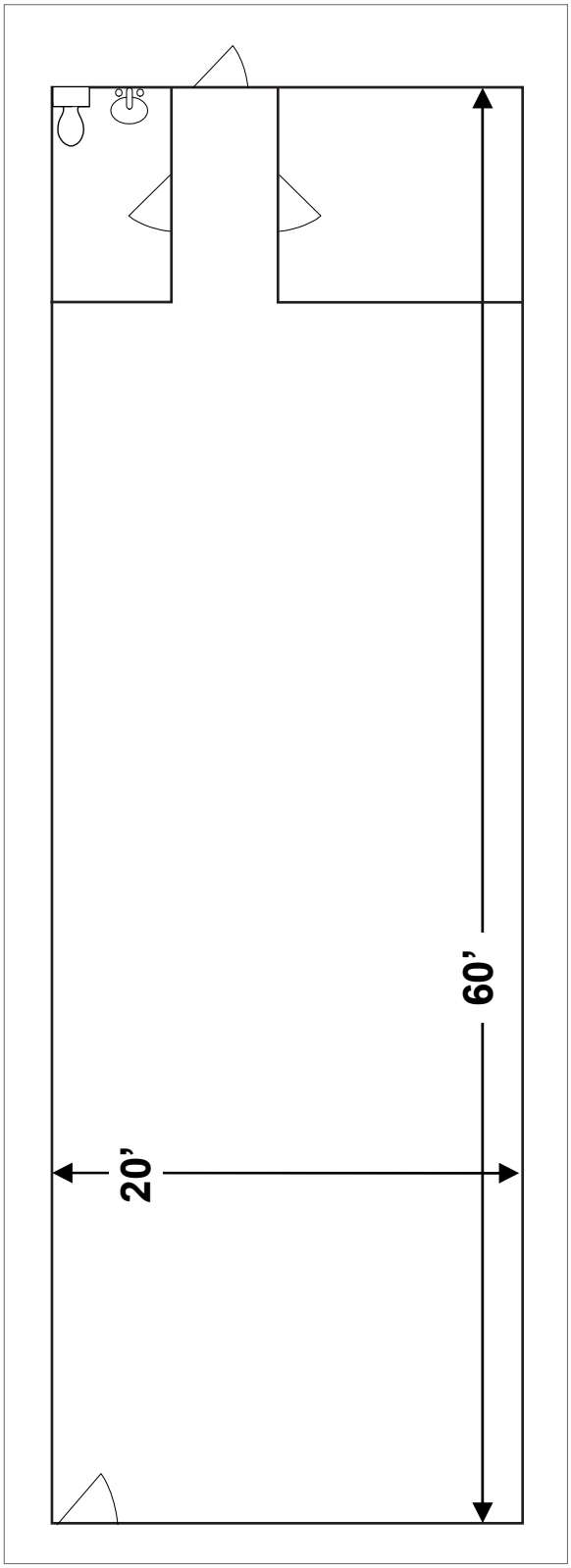
## PROPERTY FEATURES

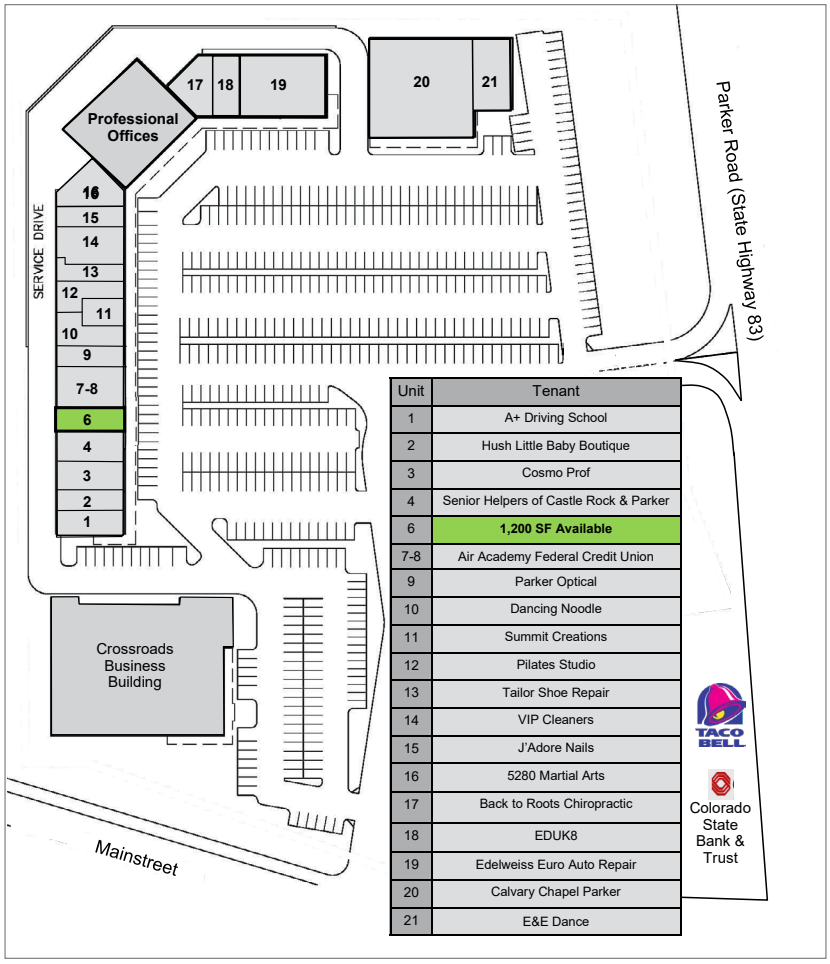
- Available April 1, 2026
- Landlord Flexible on Use:
  ***Vape / Smoke / Liquor Store NOT Permitted***
- Ideal Layout for Retail / Office, or Counselor / Clinic
- Active Center with Direct Parker Rd. Frontage
- EV Charging Station on site with Ample Parking
- Join Other Crossroads Tenants Including: A+ Driving School, Hush Little Baby Boutique, Cosmo Prof, 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

## PROPERTY DETAILS

| | |
|---|---|
| AVAILABLE | Unit 6: ±1,200 SF |
| LEASE RATE | $28.00 / SF NNN *(Base Rent)* |
| NNN / CAM RATE | $9.00 / SF *(Estimated)* |
| MONTHLY RENT | $3,700.00 / Month |
| PARKING | 7.5 / 1000 |
| BUILDING SIZE | 52,560 SF |
| Y.O.C. | 1984 |
| CITY / COUNTY | Parker / Douglas |

# REGIONAL AERIAL




| Unit | Tenant |
|---|---|
| 1 | A+ Driving School |
| 2 | Hush Little Baby Boutique |
| 3 | Cosmo Prof |
| 4 | Senior Helpers of Castle Rock & Parker |
| 6 | **1,200 SF Available** |
| 7-8 | Air Academy Federal Credit Union |
| 9 | Parker Optical |
| 10 | Dancing Noodle |
| 11 | Summit Creations |
| 12 | Pilates Studio |
| 13 | Tailor Shoe Repair |
| 14 | VIP Cleaners |
| 15 | J'Adore Nails |
| 16 | 5280 Martial Arts |
| 17 | Back to Roots Chiropractic |
| 18 | EDUK8 |
| 19 | Edelweiss Euro Auto Repair |
| 20 | Calvary Chapel Parker |
| 21 | E&E Dance |

TREVEY COMMERCIAL
www.trevey.com
303-841-1400

**HEATH HONBARRIER**
*V.P. Sales & Leasing*
heath@trevey.com
C: 720-252-0144

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

***BROKERAGE DISCLOSURE***

*Information contained herein has been obtained from sources believed reliable; however, no guarantee, warranty, or representation is made as to its accuracy. All information, including price and terms, is subject to change without notice. Please verify all information prior to reliance.*