

RETAIL FOR LEASE

PARKER PLAZA

10401-10465 S. PARKER RD., PARKER, CO 80134



PROPERTY FEATURES

- Available Immediately for Lease
- Wide Range of Uses Permitted
- Solid Tenant Mix
- Ample Parking: 3.9 /1,000
- Building & Monument Signage Available
- 5 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

PROPERTY DETAILS

AVAILABLE	10441: 1,600 SF 10421: 757 SF (Garden Level)
LEASE RATE	\$11.00 / SF NNN
CAM	\$8.62 / SF
BUILDING SIZE	34,110 SF
Y.O.C.	1981
CITY / COUNTY	Parker / Douglas

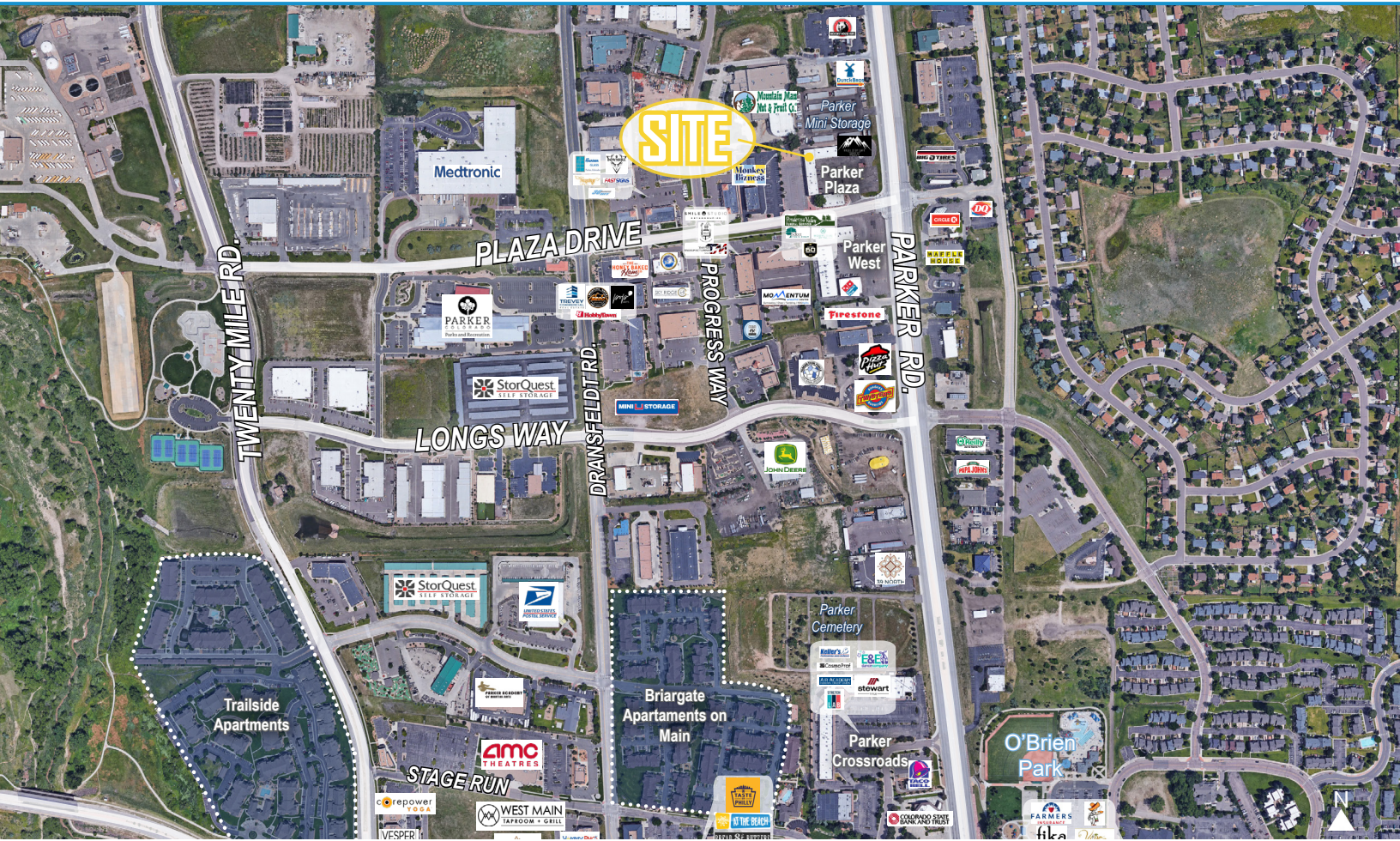
2022 DEMOGRAPHICS

Radius	Population	Households	Avg. HH Income
2 Mile	37,632	13,809	\$111,267
5 Mile	131,232	48,565	\$141,342
10 Mile	515,550	188,472	\$133,184

TRAFFIC COUNTS

Average

- Approx. 49,000 VPD at Parker Rd. & Plaza Dr.
- Approx. 48,000 VPD at Parker Rd. & Longs Way
- Approx. 12,300 Annual Trips along E-470 at Parker Rd.



BUILDING PLAN

TENANT MIX



Suite	Tenant
10401	Bagel Stop Cafe
10403	Trattoria Dionisia Italian Restaurant
10405	Farmers Insurance
10411	Hair Salon
10413	State Beauty Supply of Parker
10417	Get Nailed Nail Salon
10439	Barber Shop and Cosmetology
10441	AVAILABLE IMMEDIATELY 1,600 SF
10443	Happy Sport Ski Rental
10445	Chiro Walk-In
10447	Dream Dinners
10449	Casbar Cigar
10463	Colorado Diecast
10469	Iron Horse Armory
Garden Level	AVAILABLE IMMEDIATELY 757 SF



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

DAVID MARULLI
david@trevey.com
C: 720-298-2840
O: 303-841-1400

NICK NICKERSON
nick@trevey.com
C: 303-968-6183
O: 303-841-1400

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