

OFFICE / FLEX FOR LEASE
VILLAGES AT PARKER II
 10450 S. PROGRESS WAY, PARKER, CO 80134



PROPERTY FEATURES

- Available January 1, 2025
- 12' x 12' Roll-up Door
- Functional Layout
- Centrally Located in Parker
- 7 minutes to E-470, 15 minutes to I-25, and 30 minutes to Downtown Denver

PROPERTY DETAILS

AVAILABLE	Unit 104: ±2,025 SF
LEASE RATE	\$18.00 / SF NNN
CAM	\$9.00 / SF (2024 Est.)
MONTHLY RENT	\$4,556.25
PARKING	3:1,000
Y.O.C.	2008
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	41,268	\$131,371	\$457,373
5 Mile	133,740	\$141,869	\$472,585
10 Mile	528,617	\$142,566	\$483,318

*2028 Projected Population

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)

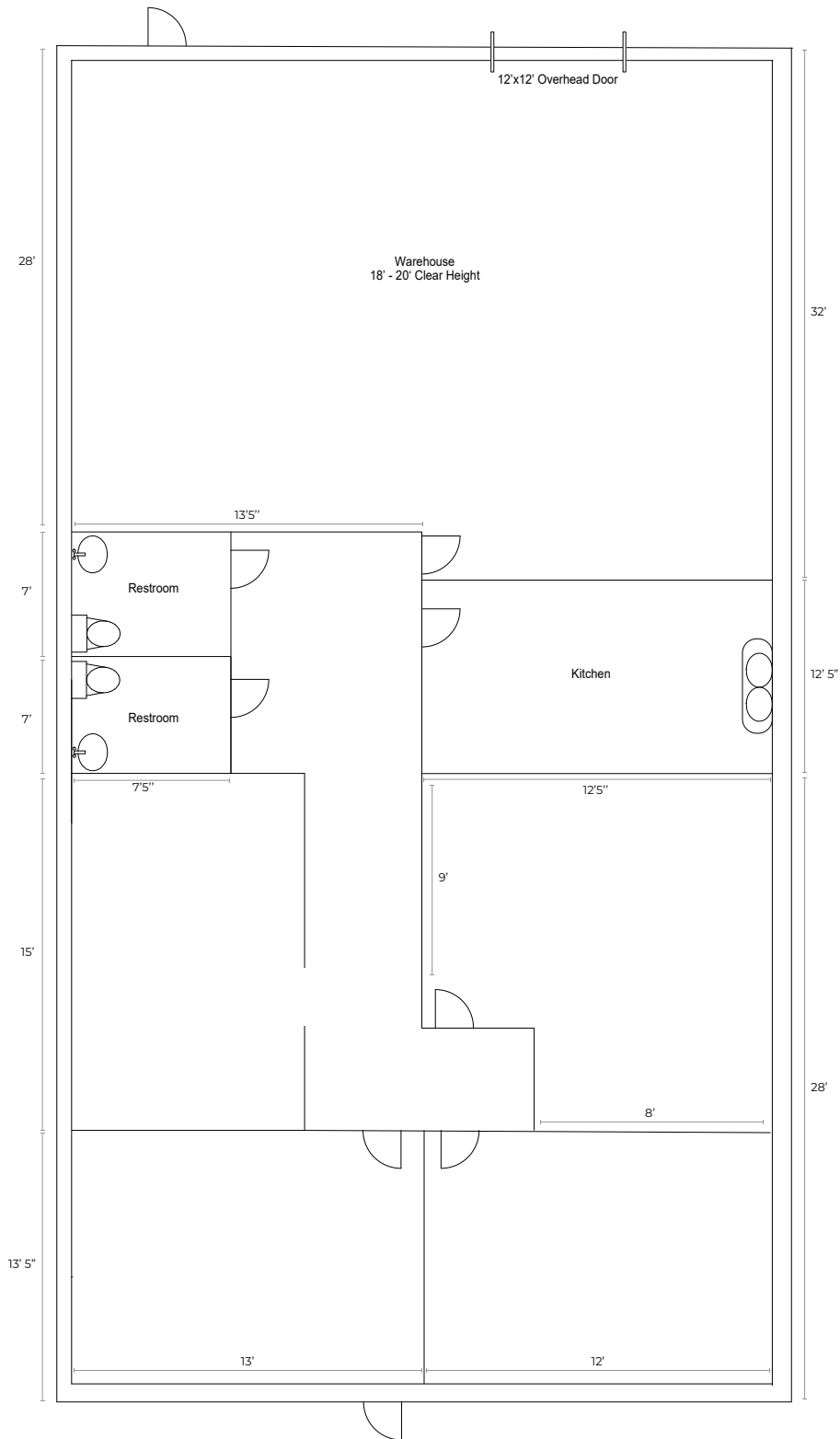
- Approx. 59,200 VPD at Parker Rd. & Lincoln Ave.
- Approx. 49,000 VPD at Parker Rd. & Plaza Dr.
- Approx. 50,000 VPD at Mainstreet & Parker Rd.

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

DAVID MARULLI
 Capital Markets
 david@trevey.com
 C: 720-298-2840

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

FLOOR PLAN



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

DAVID MARULLI
Capital Markets
david@trevey.com
C: 720-298-2840

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

[CLICK HERE 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.