

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

TREVEY
COMMERCIAL



PROPERTY FEATURES

- ±5,498 SF Retail / Flex Space For Lease
- Available 4/1/2027
- Three (3) 12'x12' Roll-up Doors
- Join Red Light Method, Shine Together & Colorado Orthodontics
- Centrally Located in Parker: 7 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

PROPERTY DETAILS

AVAILABLE	<i>Units 102-104:</i> ±5,498 SF
LEASE RATE	\$20.00 / SF NNN
CAM / NNN RATE	\$10.20 / SF (Estimate)
MONTHLY RENT	\$13,836.63 / Month
ZONING	C2 - Commercial Corridor
PARKING	3:1,000
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	40,787	\$143,706	\$573,308
5 Mile	145,748	\$154,736	\$623,757
10 Mile	548,560	\$158,780	\$613,238

PARKER MARKET SERVICE AREA

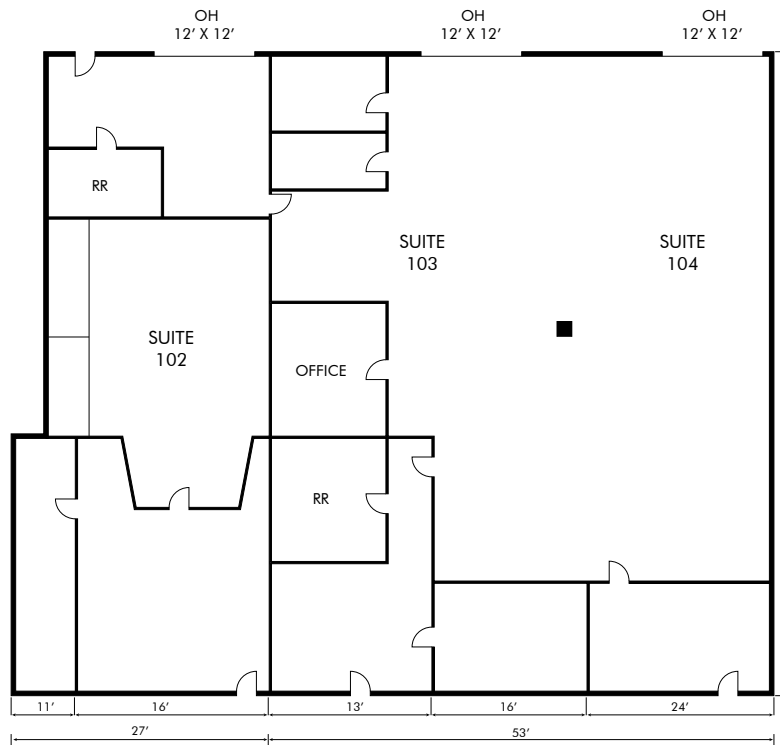
- Parker, CO consists of two zip codes (80134 & 80138) delivering **±111,000 Residents**.
- 80134 is the **1st Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

Vehicles Per Day (VPD)

- Approx. 13,000 VPD at Dransfeldt Rd. & Plaza Dr.
- Approx. 20,000 VPD at Mainstreet & Dransfeldt Rd.
- Approx. 50,000 VPD at Plaza Dr. & Parker Rd.

FLOOR PLAN



*Measurements are estimated and not to scale.

SITE AERIAL



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