

PRIME RETAIL FOR LEASE

PARKER MARKETPLACE II

18721-18741 PONDEROSA DRIVE, PARKER, CO 80134



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- End-Cap Space Currently Occupied by Tuesday Morning
- Building & Monument Signage Available
- Grease Trap Installed (Previous Mexican Restaurant)
- Join Current Tenants: Papa Murphy's, Dry Cleaners, Hair Salon, Florist, Nail Salon & Music School
- Adjacent to Bevy's, Sprouts & Murdoch's Shopping Center
- Link to Zoning Detail:
Town of Parker – Modified Commercial Permitted Uses

2022 DEMOGRAPHICS

Radius	Population	Households	Avg. HH Income
2 Mile	34,237	13,281	\$113,666
5 Mile	148,296	54,069	\$141,282
10 Mile	582,449	218,318	\$132,823

PROPERTY DETAILS

AVAILABLE	Suites A & B: ±10,138 SF
LEASE RATE	\$22.00 / SF NNN
CAM	\$9.00 / SF
BUILDING SIZE	20,508 SF
PARKING	5: 1,000
Y.O.C.	1997
CITY / COUNTY	Parker / Douglas
ZONING	PD - Commercial

TRAFFIC COUNTS

Average

Approx. 59,200 VPD at Parker Rd. & Lincoln Ave.
Approx. 50,000 VPD at Parker Rd. & Ponderosa Dr.
Approx. 12,300 Annual Trips along E-470 at Parker Rd.

TREVEY COMMERCIAL

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BUILDING PLAN

Available Suites A & B ±10,138 SF						
	Gold Star Cleaners	Hair Junkyz	Into the Woods Flowers & Goods	Papa Murphy's	Nail Time	Music @ Mainstreet



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