

# PRIME RETAIL FOR LEASE PARKER GATEWAY MARKETPLACE

9700 S. PARKER ROAD, PARKER, CO 80138



## PROPERTY FEATURES

- Available Immediately for Lease
- Landlord Tenant Finish Allowance Negotiable
- Prime Parker Road & Lincoln Avenue Visibility
- Co-tenant with Starbucks and Cartoys
- Building & Monument Signage Available
- 5 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

## PROPERTY DETAILS

AVAILABLE	2,400 SF
LEASE RATE	\$30.00 / SF NNN
CAM	\$20.57 / SF
BUILDING SIZE	14,037 SF
Y.O.C.	2009
CITY / COUNTY	Parker / Douglas

## 2022 DEMOGRAPHICS

Radius	Population	Households	Avg. HH Income
2 Mile	32,608	12,803	\$111,267
5 Mile	146,360	53,407	\$141,342
10 Mile	565,816	211,383	\$133,184

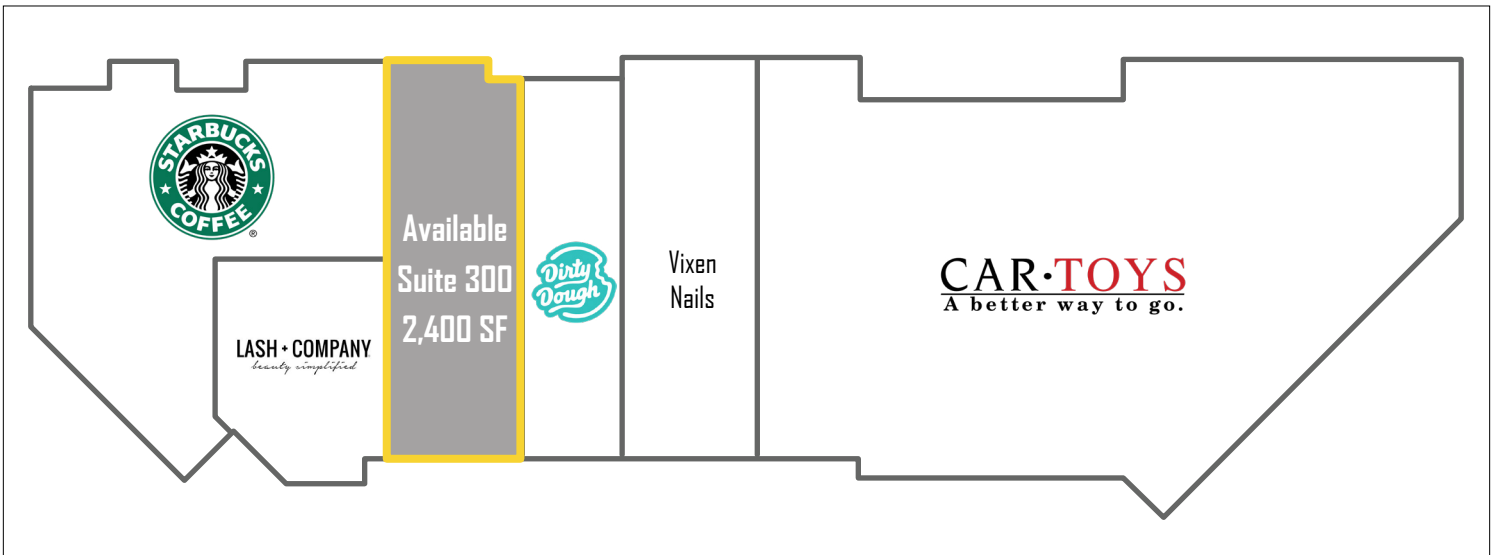
## TRAFFIC COUNTS

### 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.



## BUILDING PLAN



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

**DAVID MARULLI**  
[david@trevey.com](mailto:david@trevey.com)  
 O: 303-841-1400  
 C: 720-298-2840

**NICK NICKERSON**  
[nick@trevey.com](mailto:nick@trevey.com)  
 O: 303-841-1400  
 C: 303-968-6183

**DOWNLOAD 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.