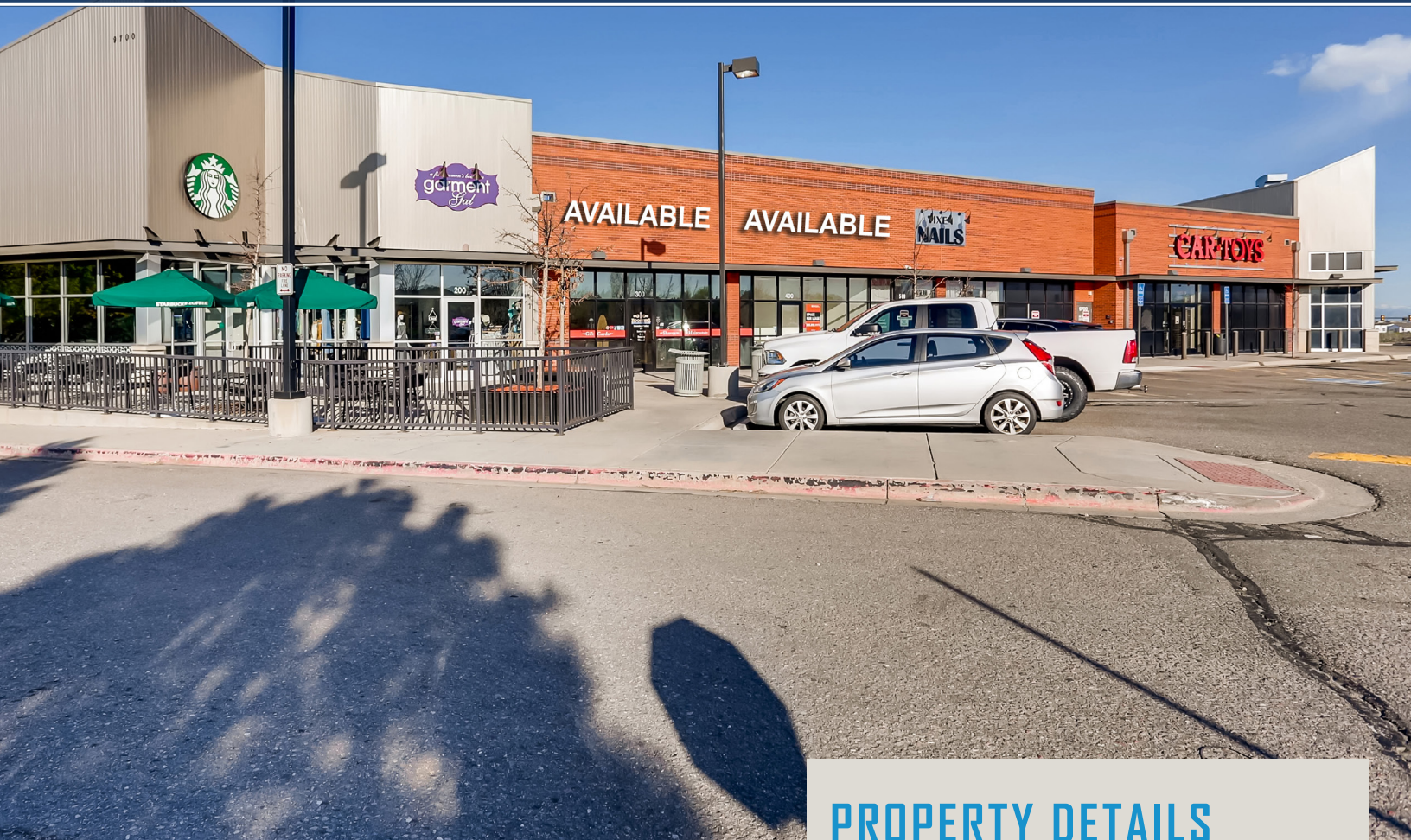


PRIME RETAIL FOR LEASE PARKER GATEWAY MARKETPLACE

9700 S. PARKER ROAD, PARKER, CO 80138



PROPERTY FEATURES

- Available immediately
- 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	1,000 - 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

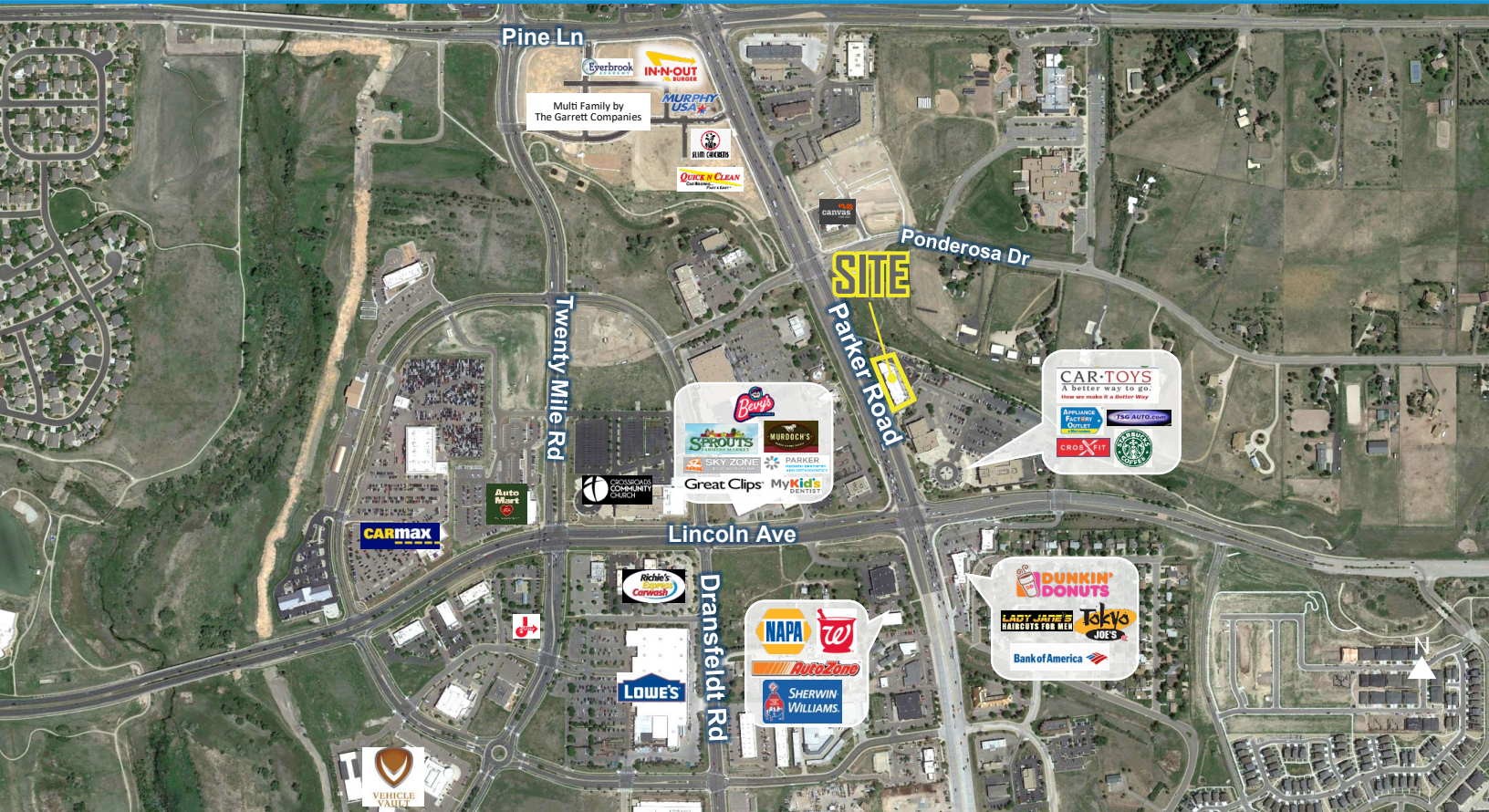
Average

- 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.

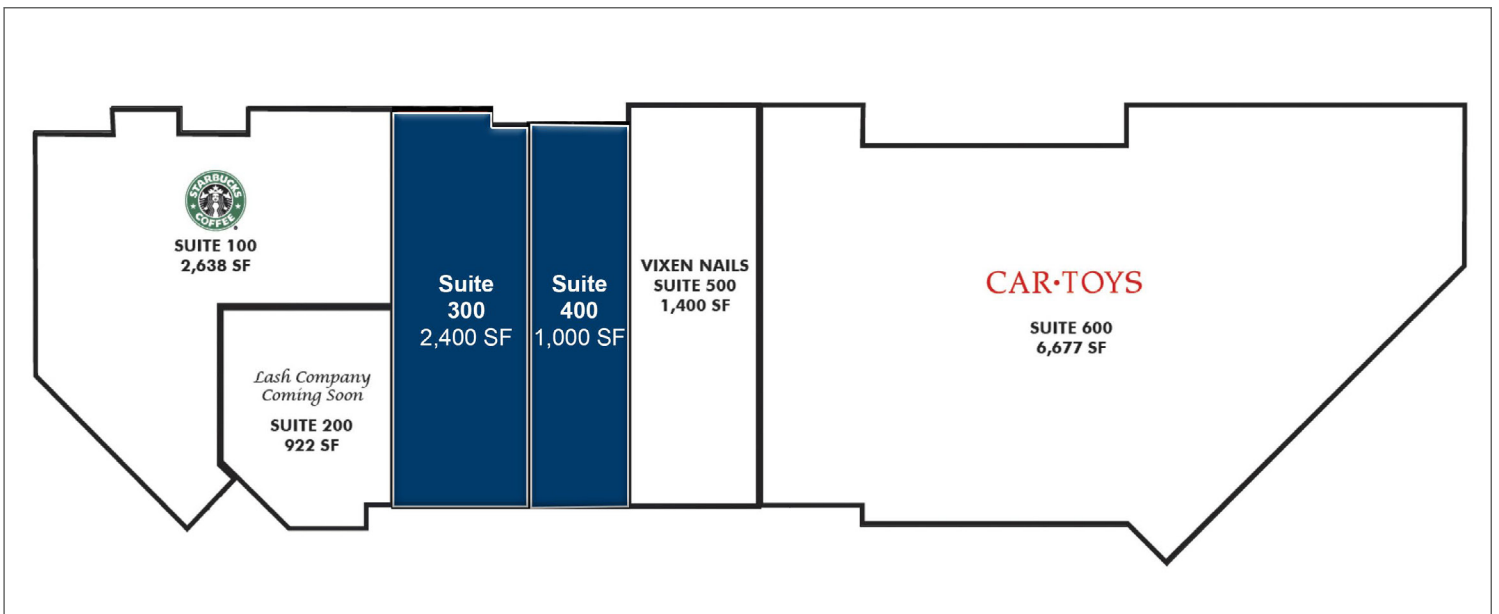
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BUILDING PLAN



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