

RETAIL FOR SALE / LEASE

SENDEROS RETAIL CENTER

17124 MAINSTREET, PARKER, CO 80134



PROPERTY FEATURES

- New retail space available on West Mainstreet & Jordan Road
- At entrance to new Senderos Creek Townhome community
- Spaces delivered in grey shell condition with one ADA restroom and individual HVAC. Tenant finish negotiable
- Building and monument signage available
- Adjacent to two new Medical Office Buildings (50,000 SF coming 2023)
- Join Little Sunshines Playhouse, Advanced Pet Care, Summit Orthodontics and more
- Located on the high traffic SWC of Mainstreet and Jordan Road in the growing Parker Market

PROPERTY DETAILS

AVAILABLE	1,380 SF - 5,761 SF
LEASE RATE	\$32.00 / SF for End Cap Space \$30.00 / SF for Interior Space
CAM	<i>Estimated at \$15.00 - \$18.00 / SF</i>
BUILDING SIZE	5,761 SF
DELIVERY	June 2023
PARKING	4.5:1,000
CITY / COUNTY	Parker / Douglas

2022 DEMOGRAPHICS

Radius	Population	Households	Avg. HH Income
2 Mile	43,443	15,103	\$142,991
5 Mile	122,146	45,479	\$137,103
10 Mile	542,677	197,483	\$142,586

TRAFFIC COUNTS

Average
Approx. 22,000 VPD at East Main and Twenty Mile
Approx. 17,000 VPD on Jordan Rd.
Approx. 12,300 Annual Trips along E-470 at Parker Rd.

TREVEY COMMERCIAL
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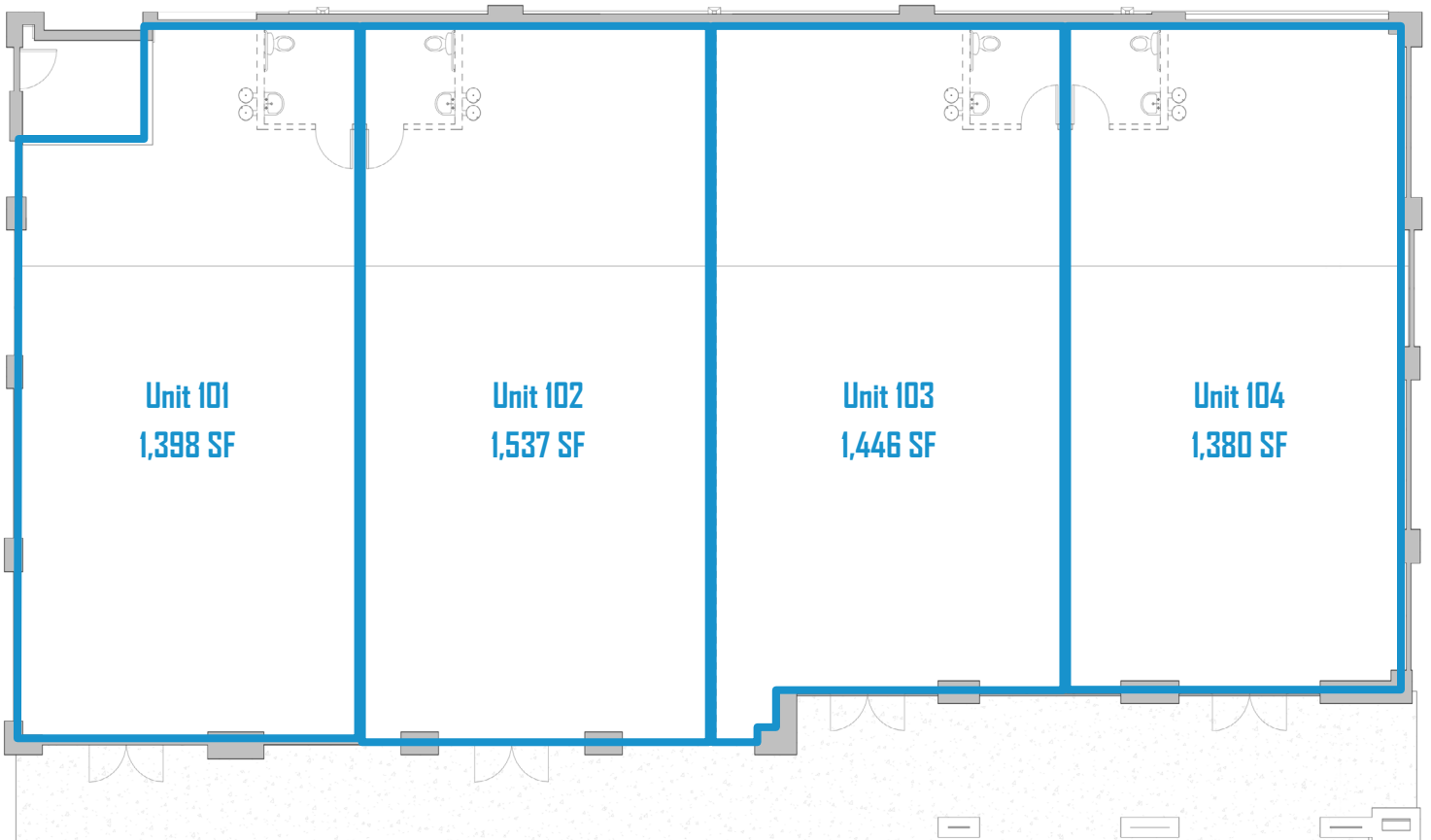
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SPACE PLANS



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