

PRIME IN-LINE RETAIL FOR LEASE
PEAKVIEW CENTER
 6202 - 6222 PINE LANE, PARKER, CO 80138



PROPERTY FEATURES

- **Prime In-line Retail Space Available**
 - Suite 6220 Available Immediately
 - Suite 6212 Available in 60-90 Days
- All Uses Considered
- Located South of Pine Lane / East of Parker Road Across From the **New In-N-Out Burger - Coming Soon!**
- Building and Monument Signage Available
- High Visibility Location with Excellent Exposure
- Recent Building Renovations
- Join Spa Brokers, Awaken Chiropractic, Calla Lane Florist, Lee's Tailor, Locker Room Sports and Legacy Carts
- 5 minutes to E-470, 10 minutes to I-25, and 30 minutes to Downtown Denver

PROPERTY DETAILS

AVAILABLE	Suite 6220: ±1,177 SF Suite 6212: ±1,443 SF
LEASE RATE	\$20.00 / SF NNN (Base Rent)
NNN / CAM RATE	\$7.25 / SF (2024)
MONTHLY RENT	Suite 6220: \$2,672.77 / Mo. Suite 6212: \$3,276.81 / Mo.
PARKING	4 / 1000
BUILDING SIZE	16,230 SF
Y.O.C.	1985
CITY / COUNTY	Parker / Douglas

2023 DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	23,464	\$114,432	\$400,351
5 Mile	115,348	\$145,425	\$486,706
10 Mile	477,061	\$134,685	\$467,936

PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering **±107,434 Residents**.
- 80134 is the **2nd Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

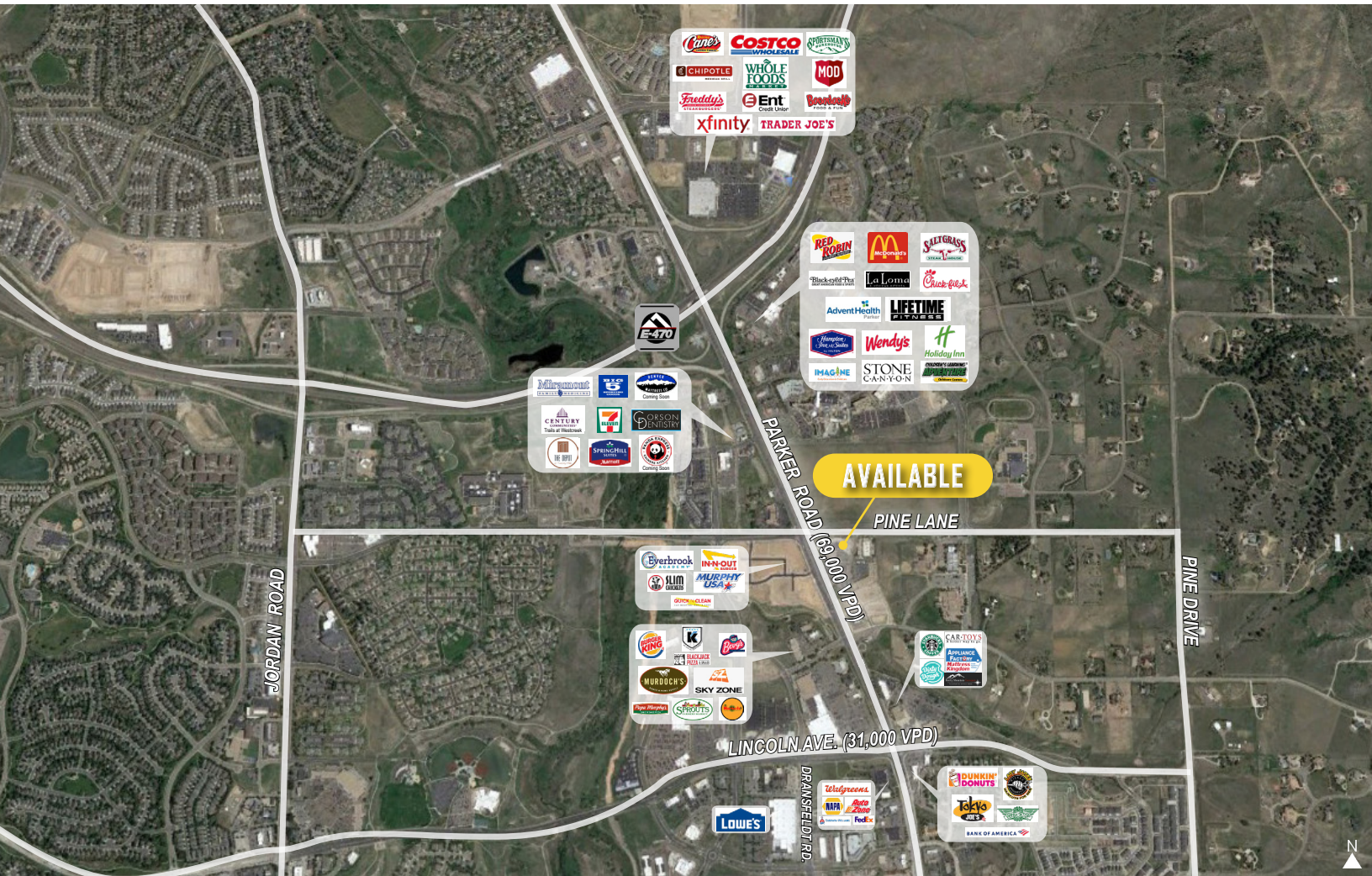
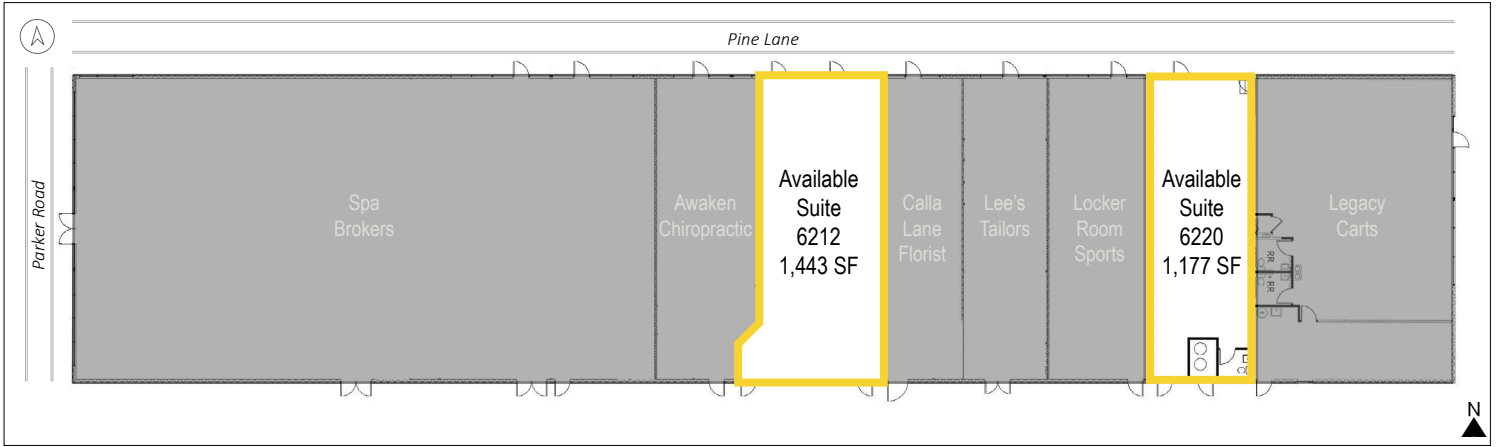
Vehicles Per Day (VPD)
Approx. 9,000 VPD at Pine Ln. & Parker Rd.
Approx. 50,000 VPD at Parker Rd. & Ponderosa Dr.
Approx. 69,000 VPD along Parker Rd.

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

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BUILDING PLAN



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