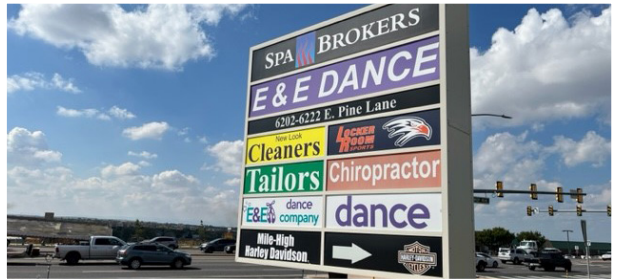


FOR LEASE

# PEAKVIEW CENTER

6202-6222 PINE LANE, PARKER, CO 80138



PRIME INLINE RETAIL SPACE ON PARKER RD.

## PROPERTY FEATURES

- Located just South of Pine Lane, East of Parker Road
- Strong traffic counts, high demographics, excellent exposure with great visibility
- Solid current tenant mix with ample parking
- Below market rates for Parker Road corridor
- 9' ceiling height
- Comcast Internet
- Recent building renovations
- 5 minutes to E-470, 10 minutes to I-25, and 30 minutes to Downtown Denver
- Building and monument signage available
- Join Spa Brokers, Awaken Chiropractic, Locker Room Sports and others

## PROPERTY DETAILS

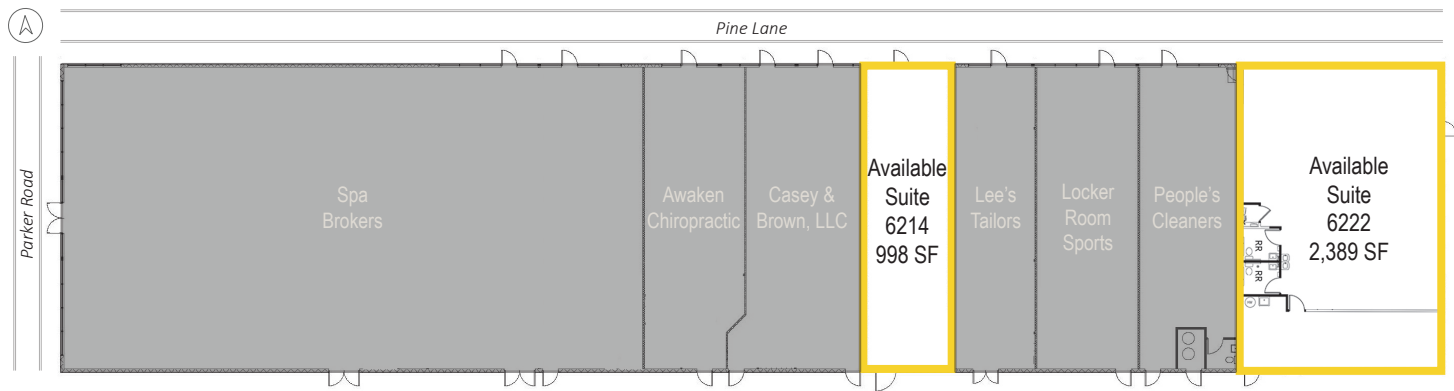
AVAILABLE	Suite 6214: 998 SF Suite 6222: 2,389 SF
LEASE RATE	\$20.00/SF NNN
EXPENSES	\$6.75/SF
Y.O.C.	1985
PARKING	4:1000
CITY/COUNTY	Parker/Douglas
UTILITIES	Xcel / CORE
ZONING	Commercial



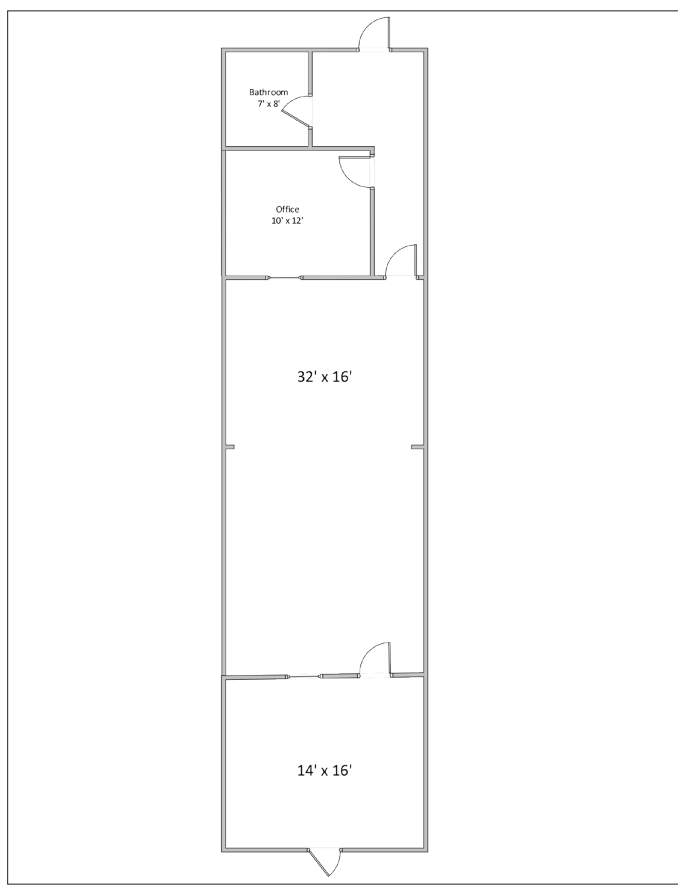
**TREVEY COMMERCIAL**  
10510 Dransfeldt Rd, Suite 100  
Parker, Colorado 80134  
303-841-1400 | www.trevey.com

**NICK NICKERSON**  
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O: 303-841-1400  
C: 303-968-6183

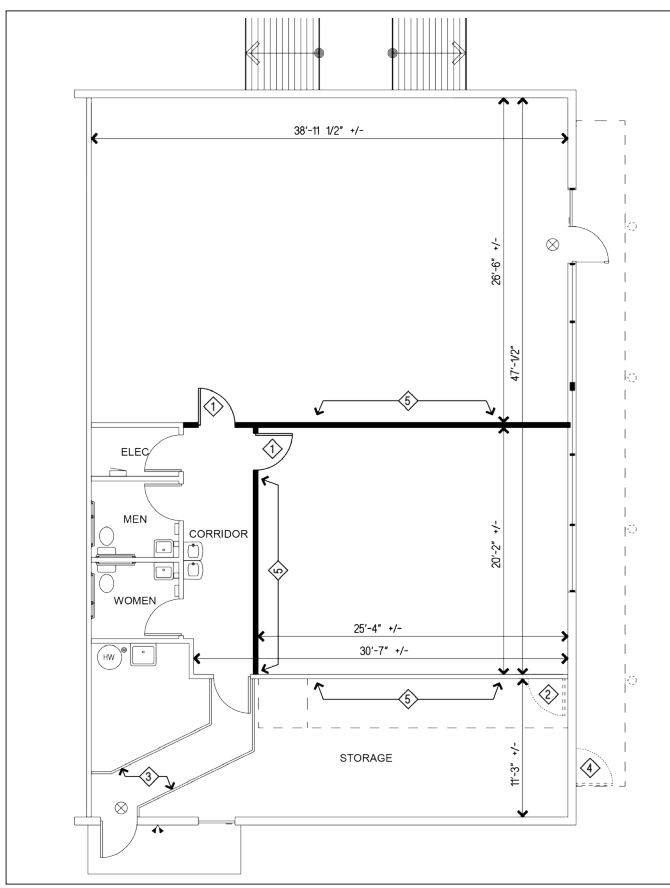
## SITE PLAN



### SUITE 6214 - 998 SF



### SUITE 6222 - 2,389 SF



#### 2022 DEMOGRAPHICS

Radius	Population	Avg. HH Income	Median Home Value
1 Mile	4,569	\$101,815	\$364,864
3 Mile	66,151	\$127,326	\$439,345
5 Mile	158,417	\$141,323	\$481,680

#### TRAFFIC COUNTS

Average
Approx. 69,000 VPD on Parker Rd.
Approx. 9,000 VPD on Pine Ln.
Approx. 12,300 Annual Trips along E-470 at Parker Rd.



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