

PRIME RETAIL FOR LEASE SHOPS AT OLDE TOWN

17002 E. MAINSTREET, PARKER, CO 80134



TREVEY
COMMERCIAL
REAL ESTATE

RATE REDUCED!

AVAILABLE



PROPERTY FEATURES

- Prime Retail Location Available Immediately
- Ideal Mainstreet & Jordan Road Retail Corner
- High Traffic Volume & Visibility
- Currently Built-Out for Doggie Day Care / Pet Wash
- Landlord Tenant Finish Allowance Negotiable
- Join Cornerstone Dental, Little Caesars Pizza, Journey Health & Fitness and Kurosawa Japanese
- Building Signage Available
- 10 Minutes to E-470, 15 Minutes to I-25, and 20 Minutes to the Denver Tech Center
- Link to Zoning Detail:
[***The Olde Town at Parker Planned Development Guide***](#)

PROPERTY DETAILS

AVAILABLE	Unit K: ±1,963 SF
LEASE RATE	\$27.00 / SF NNN (Base Rent) \$30.00 / SF NNN
NNN / CAM RATE	\$12.00 / SF (Estimated)
MONTHLY RENT	\$6,379.75 (Estimated)
PARKING	Common Area / Shared
BUILDING SIZE	21,516 SF
Y.O.C.	2008
CITY / COUNTY	Parker / Douglas

2023 DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	43,628	\$142,693	\$477,031
5 Mile	125,210	\$135,649	\$469,871
10 Mile	546,071	\$141,365	\$483,239

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. 20,000 VPD at Mainstreet & Jordan Rd.
- Approx. 48,000 VPD along E-470 at Jordan Rd.
- Approx. 50,000 VPD at Mainstreet & Parker Rd.

TREVEY COMMERCIAL
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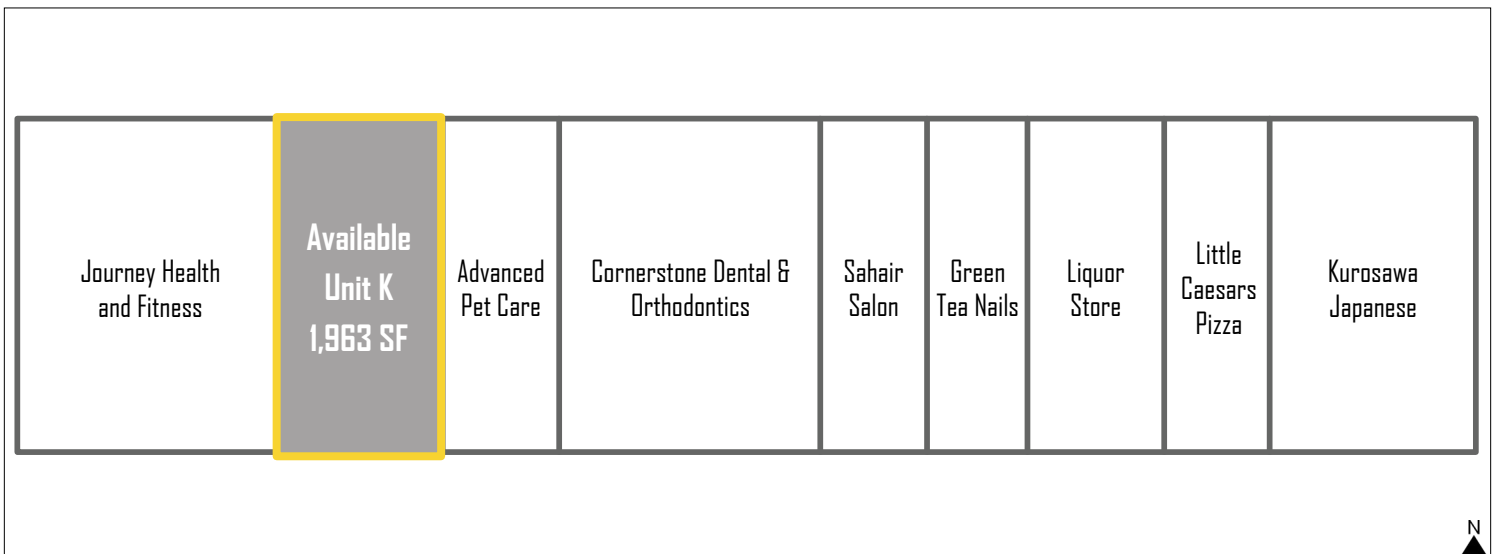
SHOPS AT OLDE TOWN

RETAIL FOR LEASE

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BUILDING PLAN



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[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

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Please call to confirm current property status and accuracy of information contained herein.