

PRIME RETAIL FOR LEASE
SHOPS AT OLDE TOWN

17002 E. MAINSTREET, PARKER, CO 80134



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.

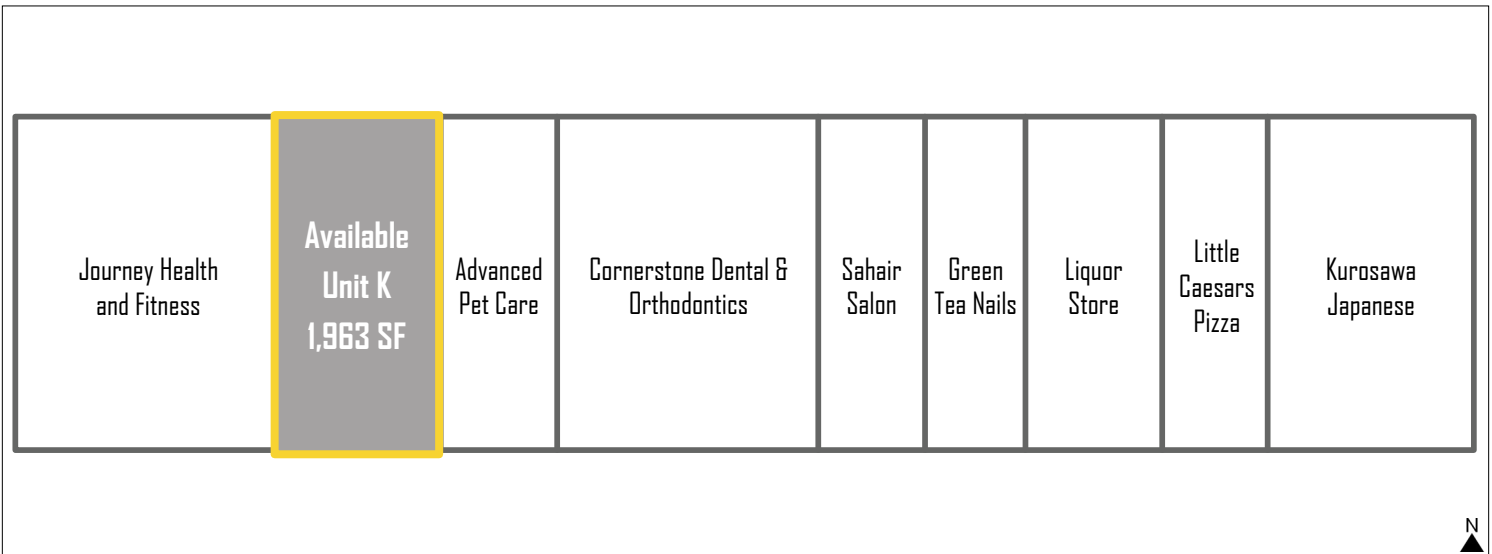
TREVEY COMMERCIAL
 10510 Dransfeldt Rd, Suite 100
 Parker, Colorado 80134
 303-841-1400 | www.trevey.com

NICK BEACH
 V.P. Sales & Leasing
nbeach@trevey.com
 C: 719-237-0880

HEATH HONBARRIER
 V.P. Sales & Leasing
heath@trevey.com
 C: 720-252-0144



BUILDING PLAN



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

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