

PRIME RETAIL FOR LEASE
SHOPS AT OLDE TOWN

17002 E. MAINSTREET, PARKER, CO 80134



PROPERTY DETAILS

| | |
|----------------|---|
| AVAILABLE | Unit J: ±2,500 SF Unit L: ±5,176 SF |
| LEASE RATE | \$27.00 / SF NNN (Base Rent) |
| NNN / CAM RATE | \$16.00 / SF (Estimated) |
| MONTHLY RENT | Unit J: \$8,958.33 (Estimate) Unit L: \$18,547.33 (Estimate) |
| PARKING | Common Area / Shared |
| BUILDING SIZE | 21,516 SF |
| Y.O.C. | 2008 |
| CITY / COUNTY | Parker / Douglas |

PROPERTY FEATURES

- Unit J: ±2,500 SF Currently Built-Out for Veterinarian
- Unit L: ±5,176 SF Currently Built-Out for Gym (Available May 1, 2025)
- Prime Retail Location Available Immediately
- Ideal Mainstreet & Jordan Road Retail Corner
- High Traffic Volume & Visibility
- Join Cornerstone Dental, Little Caesars Pizza, World of Smoke & Vape 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**](#)

DEMOGRAPHICS

| Radius | Population | Income | Home Value |
|---------|------------|-----------|------------|
| 2 Mile | 50,178 | \$157,143 | \$638,689 |
| 5 Mile | 146,095 | \$141,002 | \$616,328 |
| 10 Mile | 585,001 | \$149,367 | \$628,031 |

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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BUILDING PLAN

| | | | | | | | | |
|---|-----------------------------|---------------------------------|--------------------------------------|-----------------|--------------------|-----------------|----------------------------|----------------------|
| Available Unit L 5,176 SF (5/1/25) | World of Smoke & Vape | Available Unit J 2,500 SF | Cornerstone Dental & Orthodontics | Sahair Salon | Green Tea Nails | Liquor Store | Little Caesars Pizza | Kurosawa Japanese |
|---|-----------------------------|---------------------------------|--------------------------------------|-----------------|--------------------|-----------------|----------------------------|----------------------|



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