

PRIME RETAIL FOR LEASE SHOPS AT OLDE TOWN

17002 E. MAINSTREET, PARKER, CO 80134



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

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

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