

RETAIL FOR LEASE PARKER PLAZA

10401-10465 S. PARKER RD., PARKER, CO 80134



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- 757 SF Available November 1, 2025
- Wide Range of Uses Permitted
- Solid Tenant Mix
- Ample Parking: 3.9 / 1,000
- Prime Multi-Tenant Retail Building Totaling 34,110 SF
- Building & Monument Signage Available
- 5 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

PROPERTY DETAILS

AVAILABLE

Suite 10421: 757 SF

\$757.00 / Month Rent

\$610.65 / Month CAM

\$1,367.65 / Month Total

LEASE RATE

\$12.00 / SF NNN

CAM / NNN

\$9.68 / SF (Estimate)

PARKING

3.9/1,000

BUILDING SIZE

34,110 SF

CITY / COUNTY

Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	36,671	\$128,206	\$452,768
5 Mile	129,712	\$142,124	\$475,721
10 Mile	509,199	\$141,816	\$481,044

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. 45,000 VPD at Plaza Dr. & Parker Rd.

Approx. 49,000 VPD at Parker Rd. & Plaza Dr.

Approx. 60,000 VPD at Lincoln Ave. & Parker Rd.

TREVEY COMMERCIAL

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

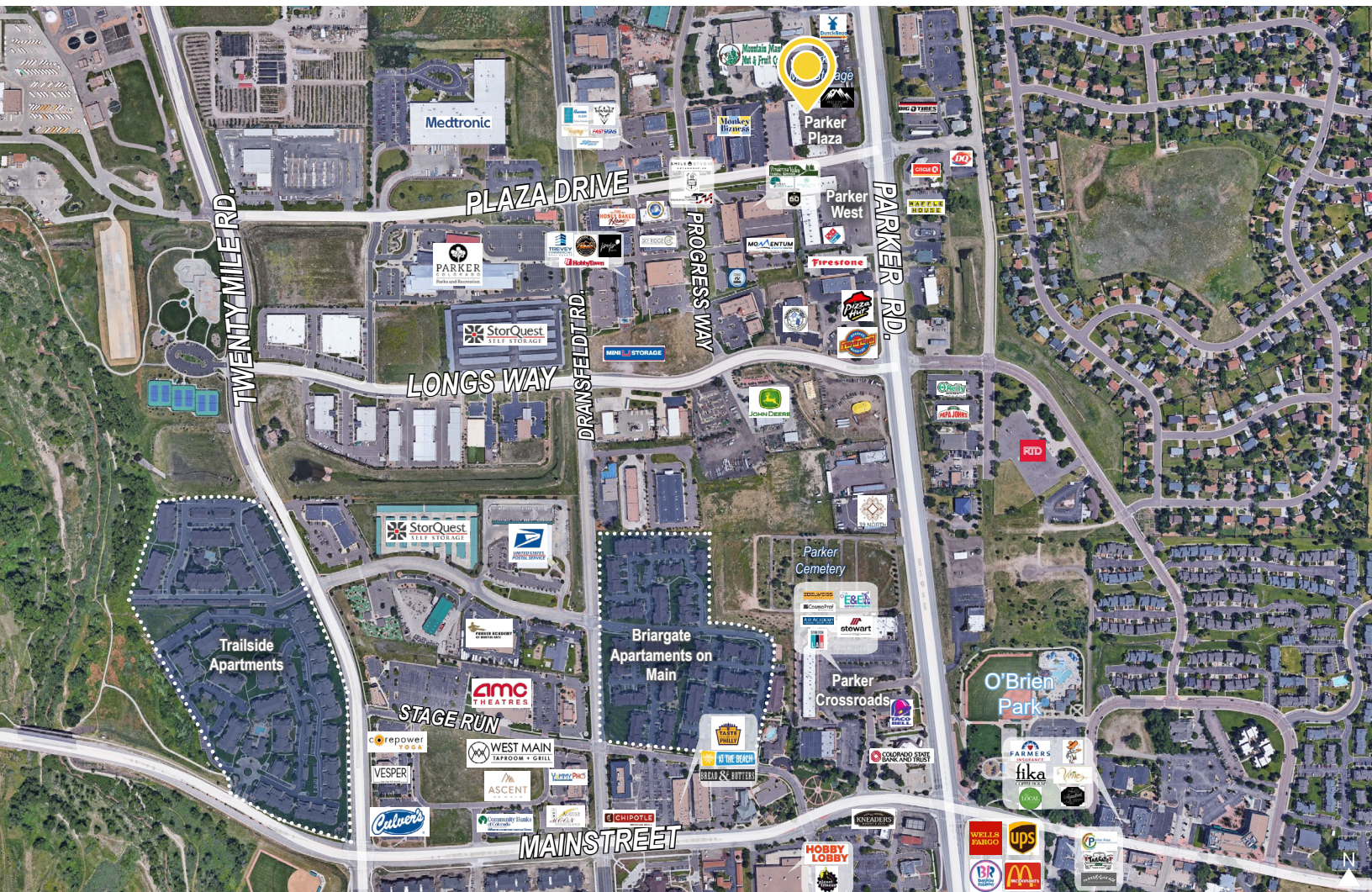
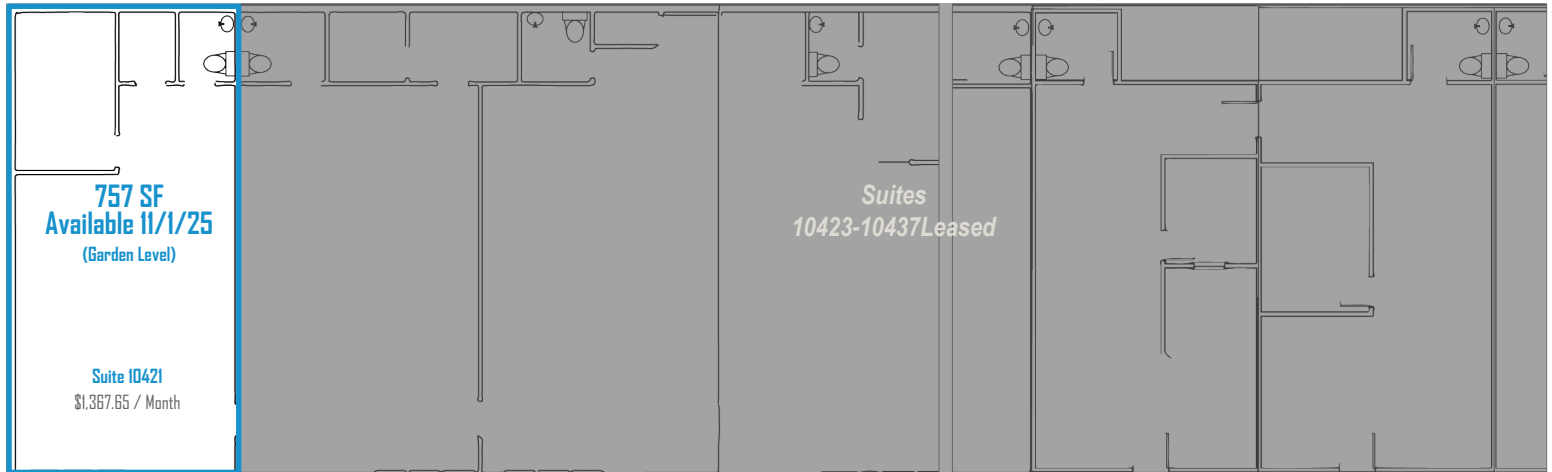
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BUILDING PLAN



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