

OFFICE / FLEX / RETAIL FOR LEASE  
**VILLAGES AT PARKER I**  
 10510 S. DRANSFELDT RD., PARKER, CO 80134



AVAILABLE  
1,806 SF



## PROPERTY DETAILS

|               |                         |
|---------------|-------------------------|
| AVAILABLE     | Suite 101: ±1,806 SF    |
| LEASE RATE    | \$19.00 / SF NNN        |
| CAM           | \$9.00 / SF (2024 Est.) |
| MONTHLY RENT  | \$4,214.00 / Mo.        |
| PARKING       | 3:1,000                 |
| CITY / COUNTY | Parker / Douglas        |

## PROPERTY FEATURES

- Available Immediately for Sublease (Exp. 5/31/26)
- Potential for 5-year Direct Lease with Landlord Approval
- Open Space Ideal for Retail / Fitness / Dance / Yoga
- **Any Form of Martial Arts Not Permitted**
- **No Roll Up Door Opportunity**
- Join Trevey Commercial Real Estate, 5280 Martial Arts, Pop! Arts, and ilo Learning Center
- Centrally Located in Parker
- 7 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

### DEMOGRAPHICS

| Radius  | Population | Income    | Home Value |
|---------|------------|-----------|------------|
| 2 Mile  | 41,268     | \$131,371 | \$457,373  |
| 5 Mile  | 133,740    | \$141,869 | \$472,585  |
| 10 Mile | 528,617    | \$142,566 | \$483,318  |

\*2028 Projected Population

### 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)**

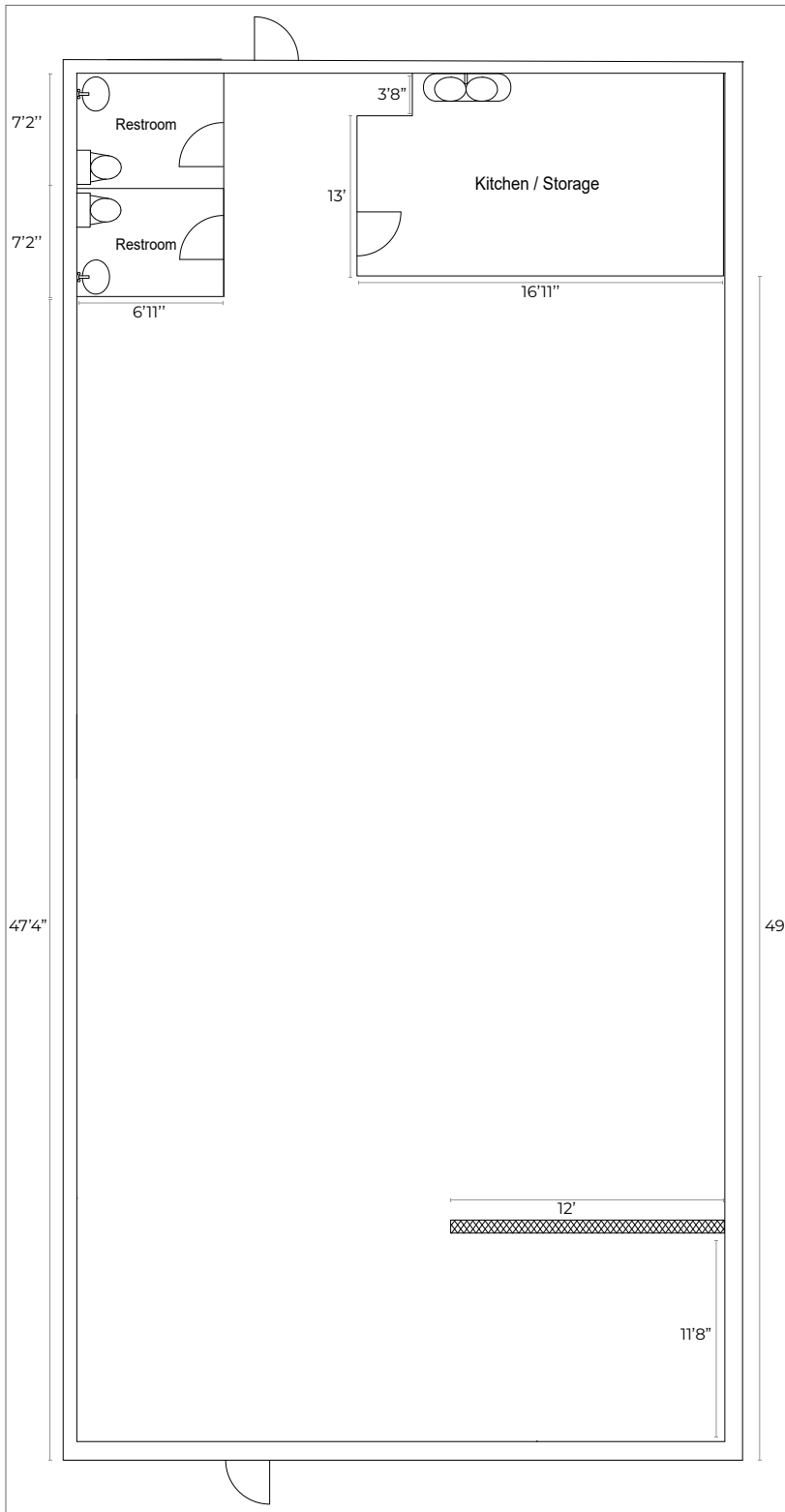
|   |
|---|
| Approx. 59,200 VPD at Parker Rd. & Lincoln Ave. |
| Approx. 49,000 VPD at Parker Rd. & Plaza Dr.    |
| Approx. 50,000 VPD at Mainstreet & Parker Rd.   |

**TREVEY COMMERCIAL**  
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# FLOOR PLAN



\*Measurements are estimated and not to scale.

## INTERIOR PHOTOS



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