

OFFICE / FLEX / RETAIL FOR LEASE
VILLAGES AT PARKER I
10510 DRANSFELDT ROAD, PARKER, CO 80134

TREVEY
COMMERCIAL

**AVAILABLE
±1,806 SF**

PROPERTY FEATURES

- 1,806 SF Flex Space Available 3/1/2026
- Open Space Ideal for Retail / Dance / Yoga / Martial Arts
- On-site Property Management
- Join Trevey Commercial, Thrive Kickboxing, Colorado Diecast & ilo Early Learning Center
- Centrally Located in Parker: 7 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

PROPERTY DETAILS

AVAILABLE	<i>Suite 101:</i> ±1,806 SF
LEASE RATE	\$20.00 / SF NNN
CAM / NNN RATE	\$10.00 / SF (Estimate)
MONTHLY RENT	\$4,515.00 / Month
AVAILABLE	3/1/2026
PARKING	3:1,000
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	43,784	\$134,258	\$573,308
5 Mile	146,938	\$143,735	\$623,757
10 Mile	548,989	\$147,026	\$613,238

PARKER MARKET SERVICE AREA

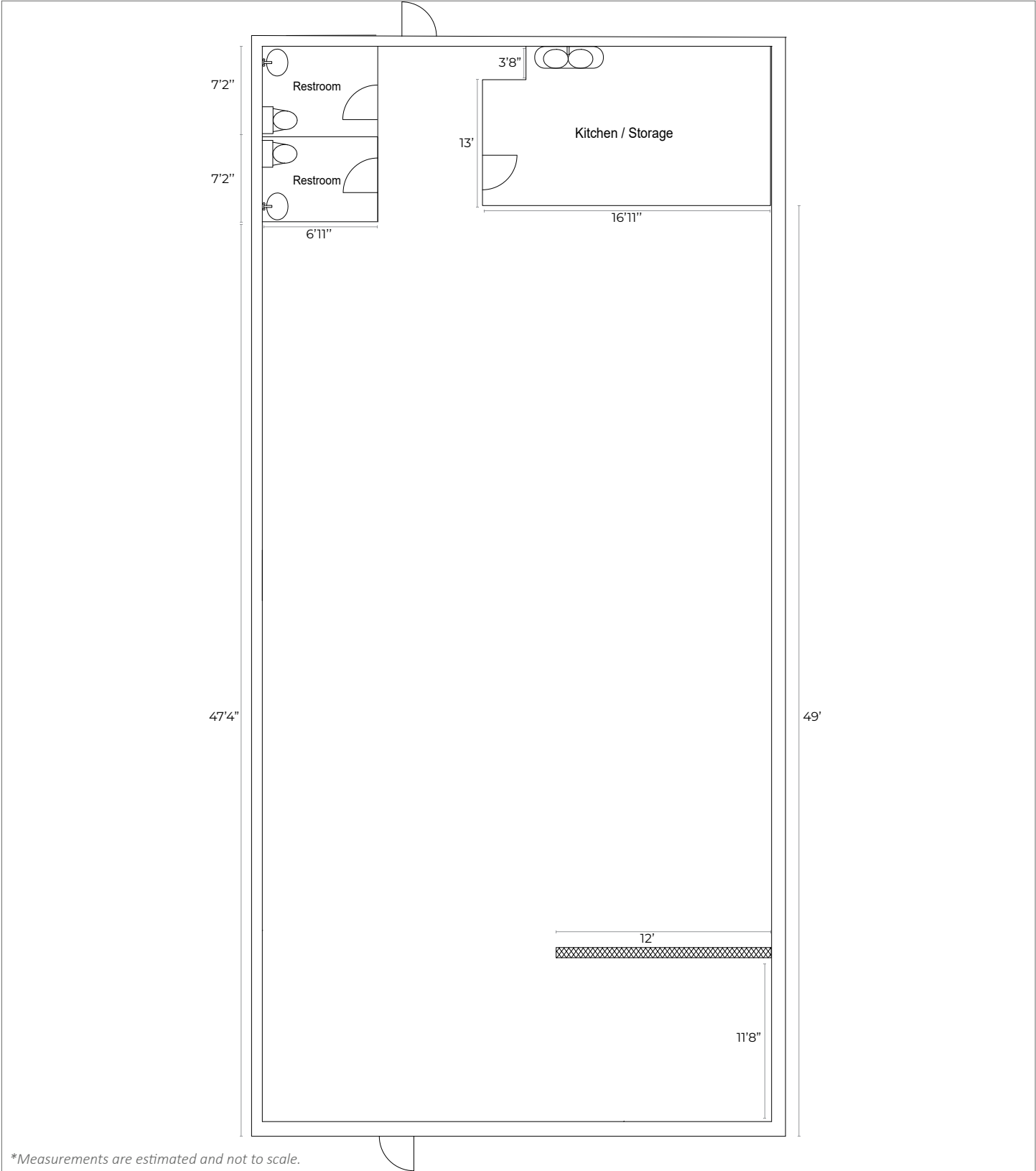
- Parker, CO consists of two zip codes (80134 & 80138) delivering **±111,000 Residents**.
- 80134 is the **1st Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

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.

FLOOR PLAN



BROKERAGE DISCLOSURE

Information contained herein has been obtained from sources believed reliable; however, no guarantee, warranty, or representation is made as to its accuracy. All information, including price and terms, is subject to change without notice. Please verify all information prior to reliance.