

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



AVAILABLE
 3,575 SF



PROPERTY DETAILS

AVAILABLE	Suite 102-103: ±3,575 SF
LEASE RATE	\$19.00 / SF NNN
CAM	\$9.00 / SF (2024 Est.)
MONTHLY RENT	\$8,341.67 / Mo.
CLEAR HEIGHT	17' Clear
PARKING	3:1,000
CITY / COUNTY	Parker / Douglas

PROPERTY FEATURES

- ±3,575 SF Available Immediately for Lease
- Includes Mezzanine with Office Space & Storage
- Open Layout Ideal for Retail / Fitness / Dance / Yoga
- **No Roll Up Door Opportunity**
- Join Trevey Commercial Real Estate, Colorado Diecast, 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	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 **±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.

FLOOR PLAN



*Measurements are estimated and not to scale.



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