

RETAIL FOR SUBLEASE PARKER PLAZA

10461 S. PARKER RD., PARKER, CO 80134



STATE-OF-THE-ART A/V SETUP



PROPERTY FEATURES

- 5,000 SF Available Immediately for Sublease
- Wide Range of Uses Permitted (*Assembly, Commercial, Office, Retail and Storage*)
- Solid Tenant Mix
- Prime Multi-Tenant Retail Building Totaling 34,110 SF
- Building Signage Available
- **Not Allowed:** Massage, Vape, Salon or Aesthetics Uses
- 5 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

PROPERTY DETAILS

AVAILABLE	Suite 10461: 5,000 SF \$5,625.00 / Month Rent \$3,658.33 / Month CAM \$9,283.33 / Month Total
SUBLEASE RATE	\$13.50 / SF NNN
CAM / NNN	\$8.78 / SF (Estimate)
PARKING	3.9 / 1,000
Y.O.C.	1981
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	41,597	\$130,420	\$452,768
5 Mile	151,146	\$144,092	\$475,721
10 Mile	547,089	\$146,260	\$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
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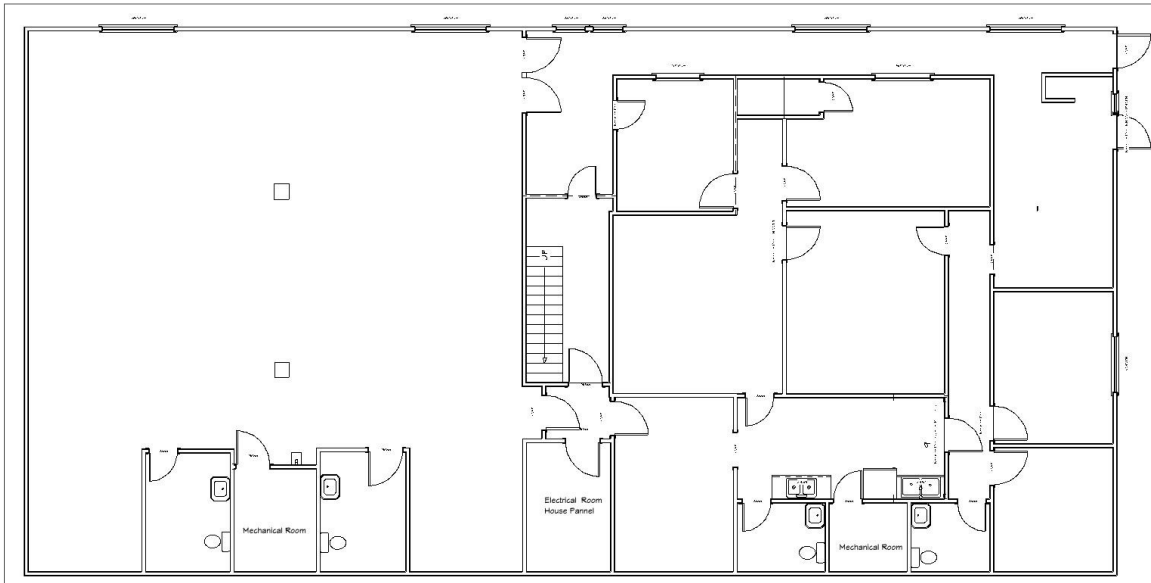
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LAYOUT & FEATURES



ADDITIONAL FEATURES:

- Professional Grade / Full-Scale Audio / Visual Set-up
- Upgraded Lighting System
- Designed for Live Streaming with 3 Camera Hook-ups
- All Audio / Visual Equipment Potentially for Sale
- New Carpet, Flooring & Paint Throughout
- Newly Refinished Restrooms
- Newly Painted / Replaced Doors
- New Ceiling Tiles in Sanctuary



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