

DOWNTOWN PARKER OFFICE & RETAIL FOR LEASE

VICTORIAN PEAKS

11020 S. PIKES PEAK DRIVE, PARKER, CO 80138



PROPERTY FEATURES

- Office & Retail Availability Downtown Parker Location
 - 894 RSF Retail / Office Space Available at Street Level
 - 291-2,086 RSF Office Space Available on 2nd & 3rd Floors
- Private Entrances to Suites with Covered Exterior Walkways
- Common Area Restrooms & Kitchenettes / Break-rooms
- Walking Distance to Nearby Retail, Restaurants and Surrounding Small Businesses

PROPERTY DETAILS

AVAILABLE	Multiple Suite Options from 291 - 2,086 RSF (Some Adjacent Spaces Combinable)
MONTHLY RATE	See Inset for Pricing Details
PARKING	Ample Street or Public Parking Available Nearby
FEATURES	Located in the Beautiful Victorian Peaks area of Downtown Parker

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	40,846	\$144,222	\$565,396
5 Mile	139,270	\$147,581	\$625,836
10 Mile	513,091	\$148,378	\$622,791

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. 13,000 VPD at E. Mainstreet & S. Pine
Approx. 46,000 VPD at Parker Rd. & E. Mainstreet
Approx. 51,000 VPD at Parker Rd. & Clubhouse Dr.

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

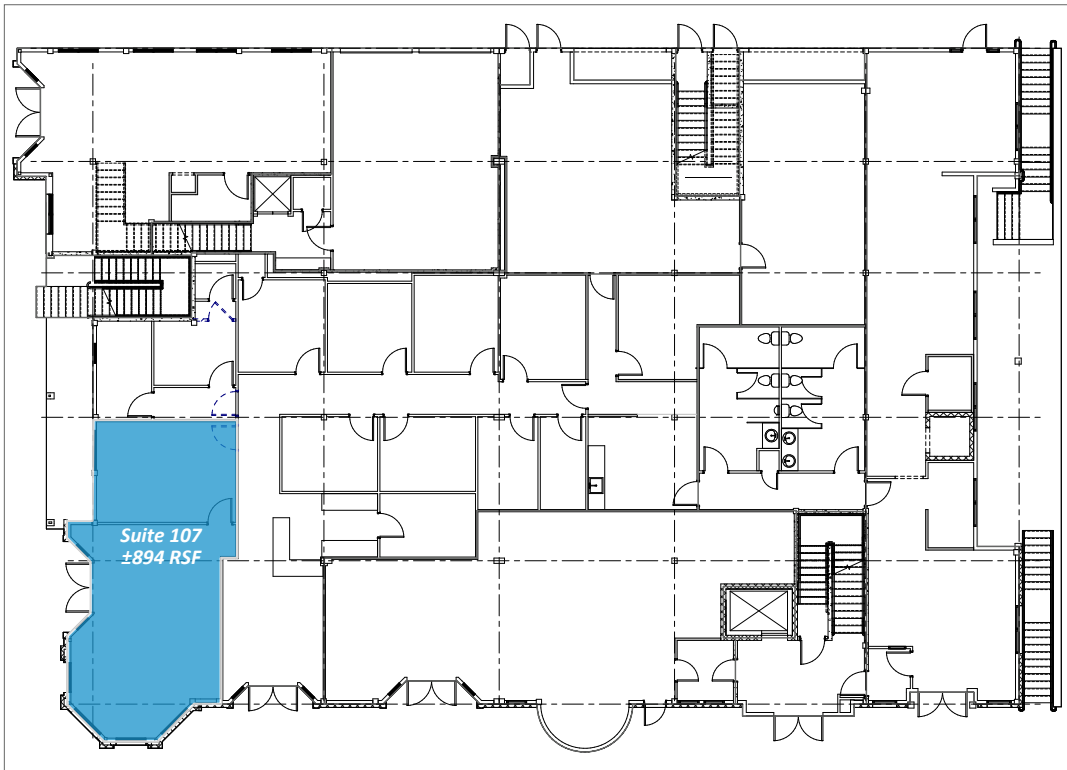
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FIRST FLOOR: AVAILABILITY

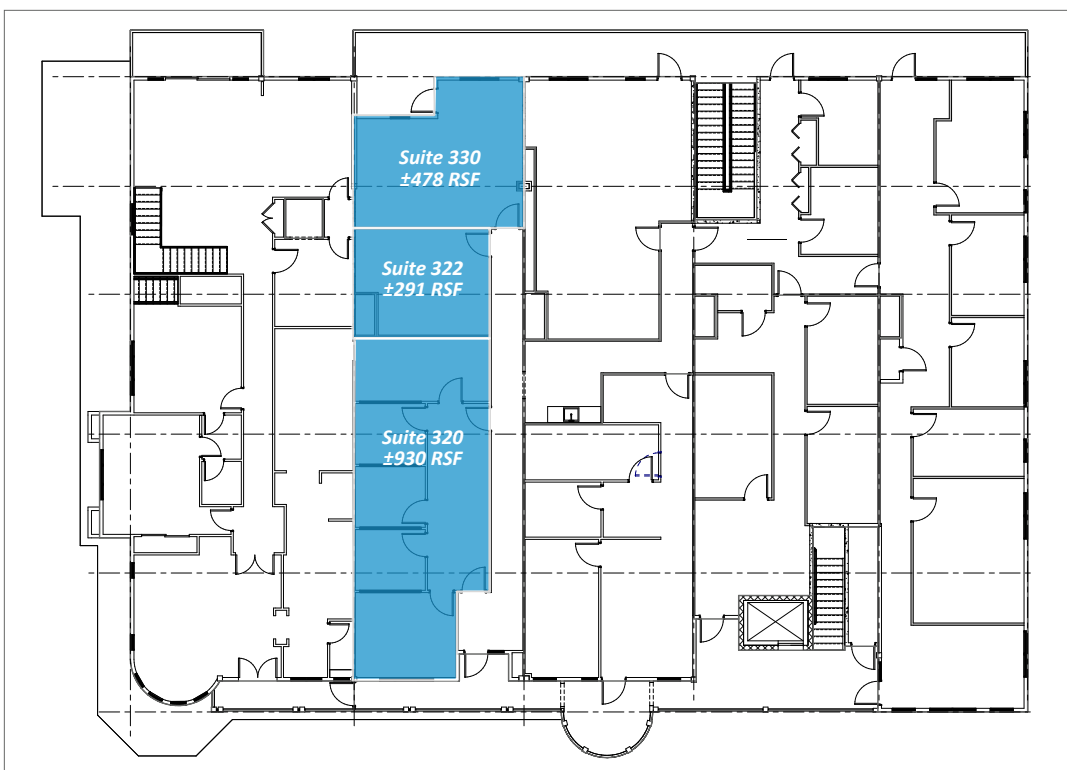


SUITE 107: ±894 RSF

- \$35.00 / SF NNN
- \$7.22 / SF CAM (2025 Estimate)
- **\$3,145.39 / Month NNN**
- Bright street level suite with ample, natural lighting.
- Immediate access to Pikes Peak Drive and surrounding amenities.
- Generous ceiling heights.



THIRD FLOOR: AVAILABILITY



SUITE 330: ±478 RSF

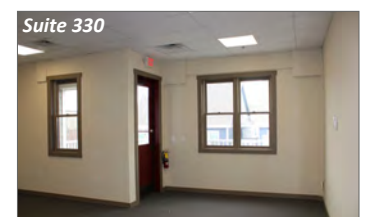
- **\$995.00 / Month MG**
- Ideal third level suite with semi-private balcony. Can combine with adjacent suites.

SUITE 322: ±291 RSF

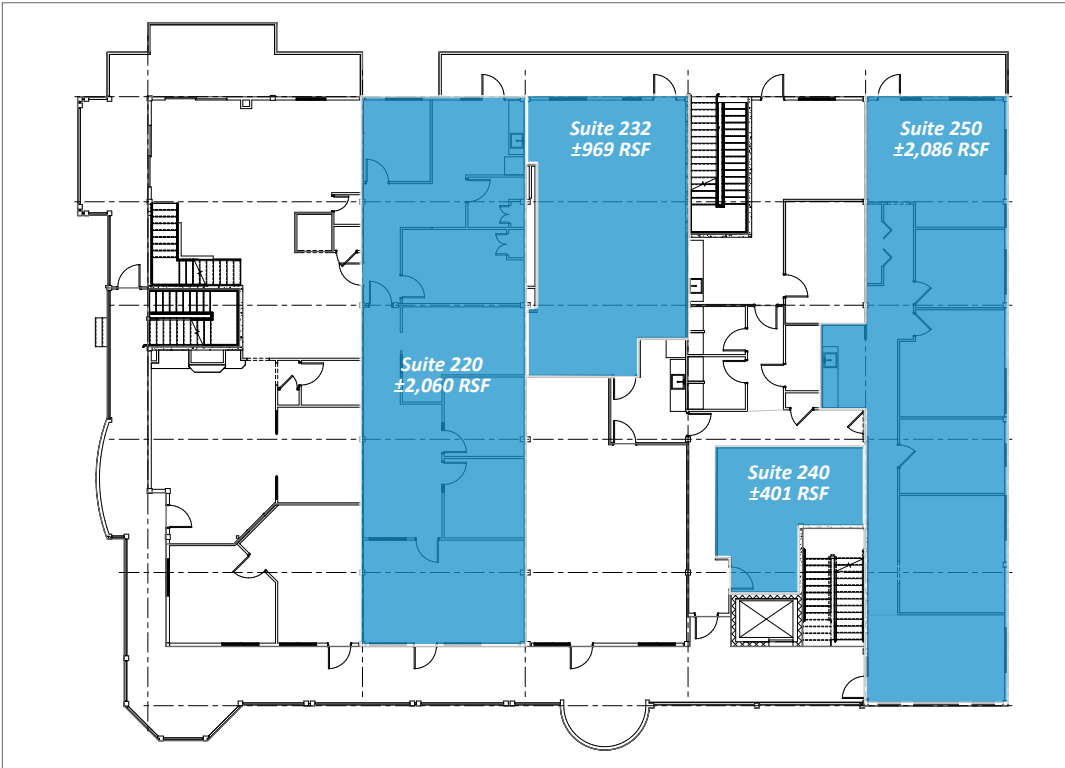
- **\$610.00 / Month MG**
- Functional third level suite. Can combine with adjacent suites.

SUITE 320: ±930 RSF

- **\$1,950.00 / Month MG**
- Functional third level suite. Can combine with adjacent suites.



SECOND FLOOR: AVAILABILITY



SUITE 220: ±2,060 RSF

- **\$4,300.00 / Month MG**
- Functional second level suite with semi-private balcony. Can combine with adjacent suite.

SUITE 232: ±969 RSF

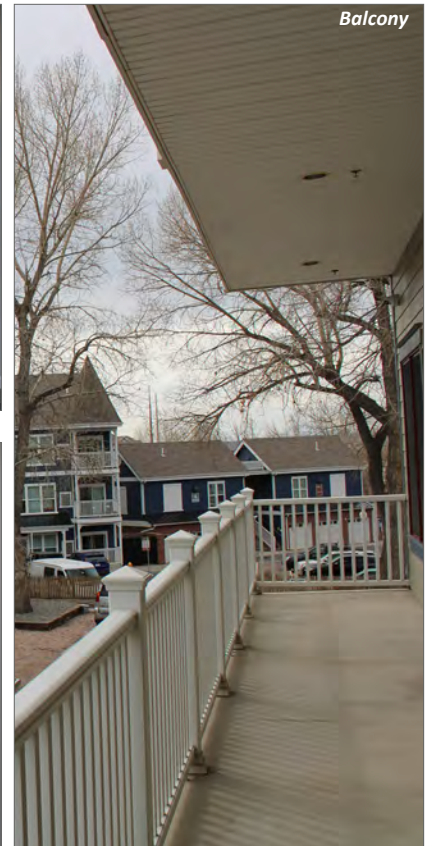
- **\$2,020.00 / Month MG**
- Open second level suite with semi-private balcony. Can combine with adjacent suite

SUITE 240: ±401 RSF

- **\$850.00 / Month MG**
- Open second level suite. Can combine with adjacent suite.

SUITE 250: ±2,086 RSF

- **\$4,350.00 / Month MG**
- Functional second level suite with semi-private balcony and ample, natural lighting.
- Shared restroom and kitchen.



LOCATION DETAIL



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