

FOR LEASE SENDEROS CREEK RETAIL #2 & #3

17177 & 17193 MAINSTREET, PARKER, CO 80134



PROPERTY FEATURES

- Two (2) State-of-the-Art Buildings Coming Summer 2026
- Suites Range from 2,129 -13,598 SF per Building
- Flexible Tenant Finish Allowance Negotiable
- Located on the High Traffic SWC of Mainstreet and Jordan Road in the Growing Parker Market
- Full Movement Access to Jordan Rd. and 3/4 Movement Access to Mainstreet
- At Entrance to New Senderos Creek Townhome Community
- Spaces Delivered in Grey Shell Condition with One (1) ADA Restroom and Individual Suite HVAC Unit
- Building & Monument Signage Available
- Join Legends Coffee, J Salon, Little Sunshines Playhouse, Advanced Pet Care, Summit Orthodontics and More

PROPERTY DETAILS

AVAILABLE	2,129 - 13,598 SF
LEASE RATE	\$40.00 / SF
CAM	\$15.00 / SF <i>(Estimated)</i>
DELIVERY	Summer 2026
BUILDING SIZE	14,617 SF <i>(Each Building)</i>
PARKING	3.0:1,000
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	49,714	\$155,006	\$633,658
5 Mile	143,414	\$141,504	\$616,601
10 Mile	581,620	\$149,239	\$627,407

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

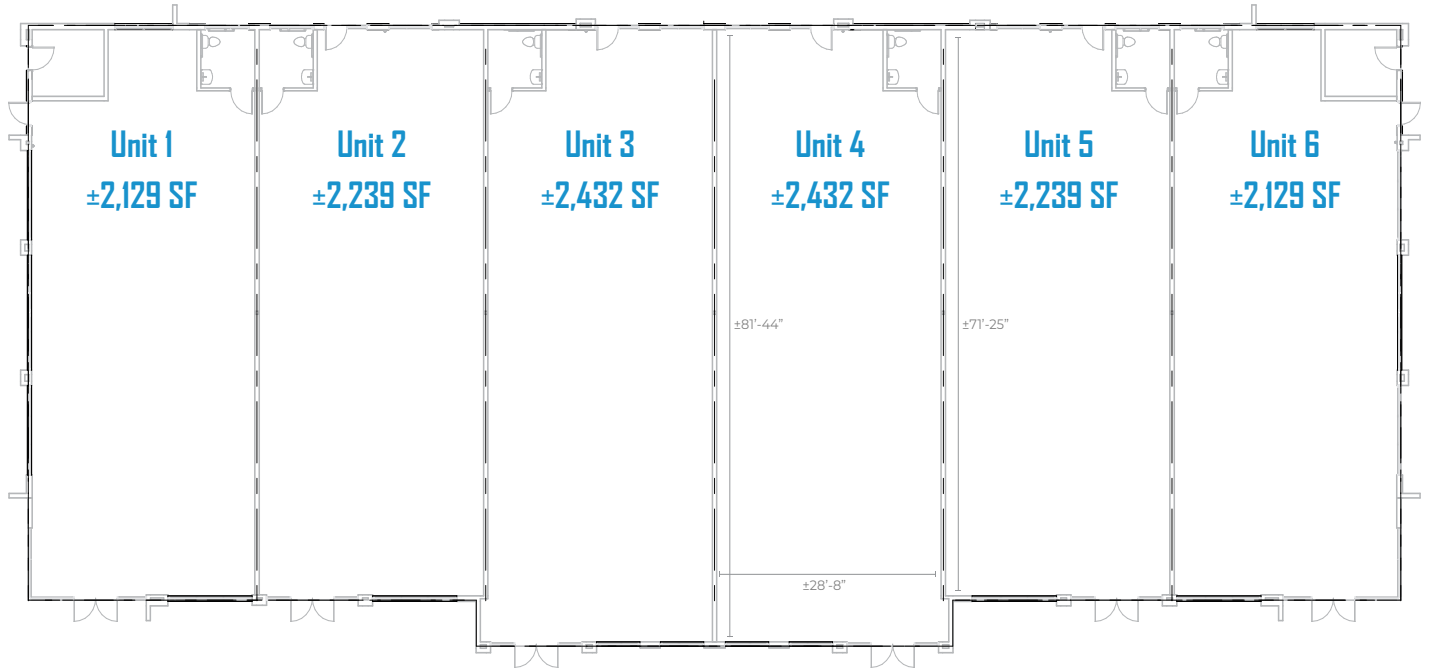
Vehicles Per Day (VPD)
Approx. 20,000 VPD at Mainstreet & Jordan Rd.
Approx. 48,000 VPD along E-470 at Jordan Rd.
Approx. 50,000 VPD at Mainstreet & Parker Rd.

TREVEY COMMERCIAL
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SITE PLAN



SITE LOCATION

[LINK TO SENDEROS CREEK RETAIL #1 BROCHURE](#)



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[CLICK TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

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