

PRIME RETAIL FOR LEASE

# PARKER VALLEY CENTER II

11120 TWENTY MILE RD., PARKER, CO 80134

**TREVEY**  
COMMERCIAL

AVAILABLE  
3,031 SF



## PROPERTY FEATURES

- 3,031 SF Available Immediately
- Wide Open Vanilla Shell Space
- Prime Location for Retail / Restaurant off of Twenty Mile Rd.
- Landlord to Provide Tenant with Reasonable Finish Allowance
- Target-anchored Center with Strong National Co-tenancy
- High-traffic Parker Location with Excellent Visibility and Demographics

## PROPERTY DETAILS

AVAILABLE	<i>Suite 157:</i> ±3,031 SF
LEASE RATE	\$32.00 / SF NNN
CAM / NNN	\$14.36 / SF (estimate)
USE	Retail / Restaurant
ZONING	Commercial
CITY / COUNTY	Parker / Douglas

### DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	47,045	\$145,512	\$570,135
5 Mile	137,302	\$146,721	\$624,205
10 Mile	534,862	\$149,528	\$626,932

### PARKER MARKET SERVICE AREA

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

### TRAFFIC COUNTS

Vehicles Per Day (VPD)
Approx. 22,000 VPD at Pavilion Dr. & Twenty Mile
Approx. 48,000 VPD at Clubhouse Dr. & Parker Rd.
Approx. 57,000 VPD along Parker Rd. at Twenty Mile

## SITE DETAIL



## FLOOR PLAN

