

PRIME IN-LINE RETAIL FOR LEASE PARKER MARKETPLACE

9801 - 9845 S. PARKER RD., PARKER, CO 80134

TREVEY
COMMERCIAL



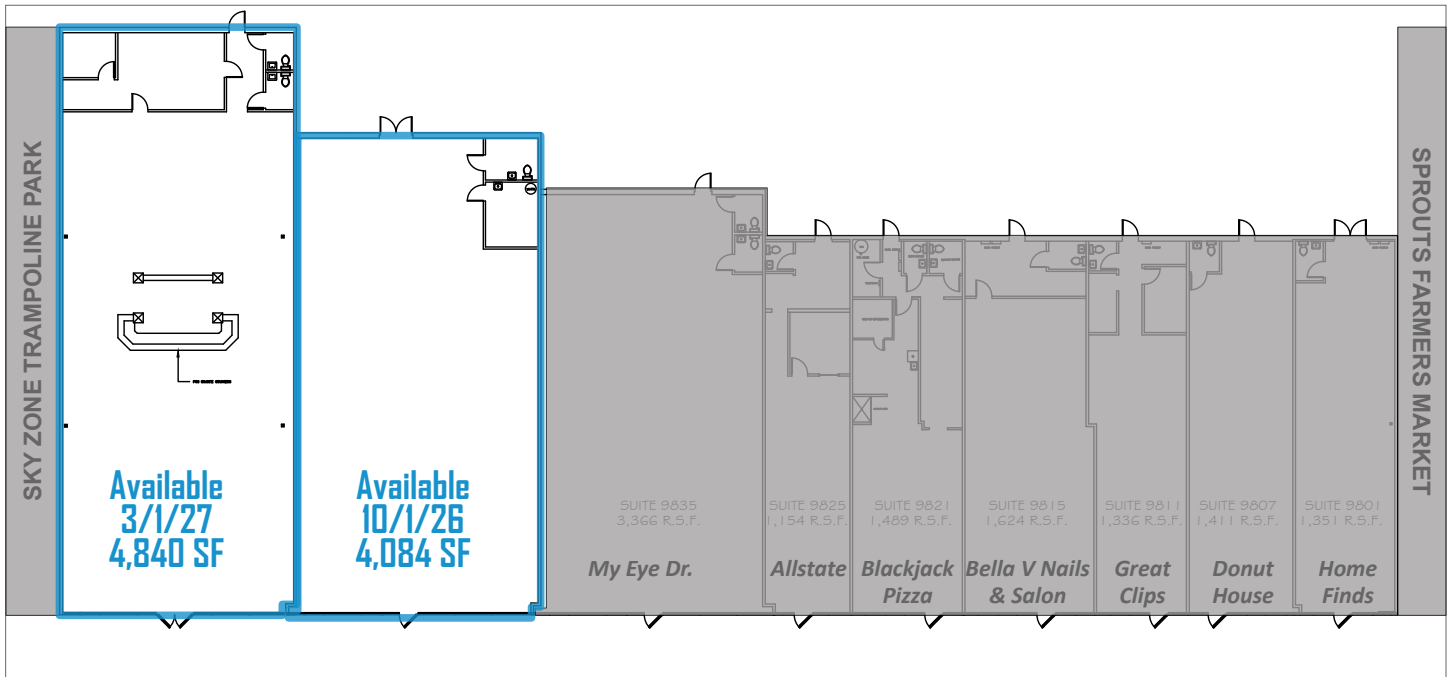
PROPERTY FEATURES

- **Suite 9841:** 4,084 SF Available October 1, 2026
- **Suite 9845:** 4,840 SF Available March 1, 2027; Suite Features One (1) Roll-up Door
- Spaces can be Combined / Leased Contiguously for up to **8,924 SF** Total in a Highly Visible Parker Location
- Inline Retail Space Located in Center Anchored by Murdoch's Ranch & Home Supply, Sky Zone Trampoline Park, Sprouts Farmers Market & Bevy's Liquor Store
- Excellent Exposure Along S. Parker Road with Monument Signage Available / Visible Along Parker Road
- Flexible, Open Floor Plan Ideal for a Variety of Retail, Service, and Showroom Users
- Convenient Access to E-470, Lincoln Ave., and Surrounding Parker Trade Areas
- Ideal Location for Boutique Retail, Fitness, Wellness, Beauty, Specialty Retail, or Service Businesses

PROPERTY DETAILS

AVAILABLE	Suite 9841: ±4,084 SF Suite 9845: ±4,840 SF
LEASE RATE	\$30.00 / SF NNN
CAM / NNN	\$11.38 / SF (<i>Estimate</i>)
MONTHLY RENT	Suite 9841: \$14,083.00 Suite 9845: \$16,689.93
ZONING	Commercial
PARKING RATIO	3.6 / 1,000
Y.O.C.	1995
UTILITIES	CORE / Xcel Energy
WATER / SAN	P.W.S.D
CITY / COUNTY	Parker / Douglas

BUILDING PLAN



SITE AERIAL



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