DOWNTOWN PARKER MIXED-USE FOR LEASE

VICTORIAN PEAKS

11020 S. PIKES PEAK DRIVE, PARKER, CO 80138

TREVEY COMMERCIAL



PROPERTY FEATURES

- 969 RSF Former Photography Studio Available
- Prominent Mixed-Use Commercial Location in Downtown Parker with a Diverse Mix of Established Businesses
- Private Suite Entrances with Covered Exterior Walkways
- Common Area Restrooms and Kitchenettes / Break Rooms
- Strong Foot Traffic from Proximity to Mainstreet and Parker Road; Walking Distance to Nearby Retail, Restaurants and Small Businesses

PROPERTY DETAILS

AVAILABLE	**Suite 232: 969 RSF** Available January 1, 2027
MONTHLY RATE	$2,261.00 / Month MG
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*
1 Mile	11,514	$144,962	$628,864
3 Mile	80,265	$154,917	$703,949
10 Mile	514,691	$160,679	$726,801

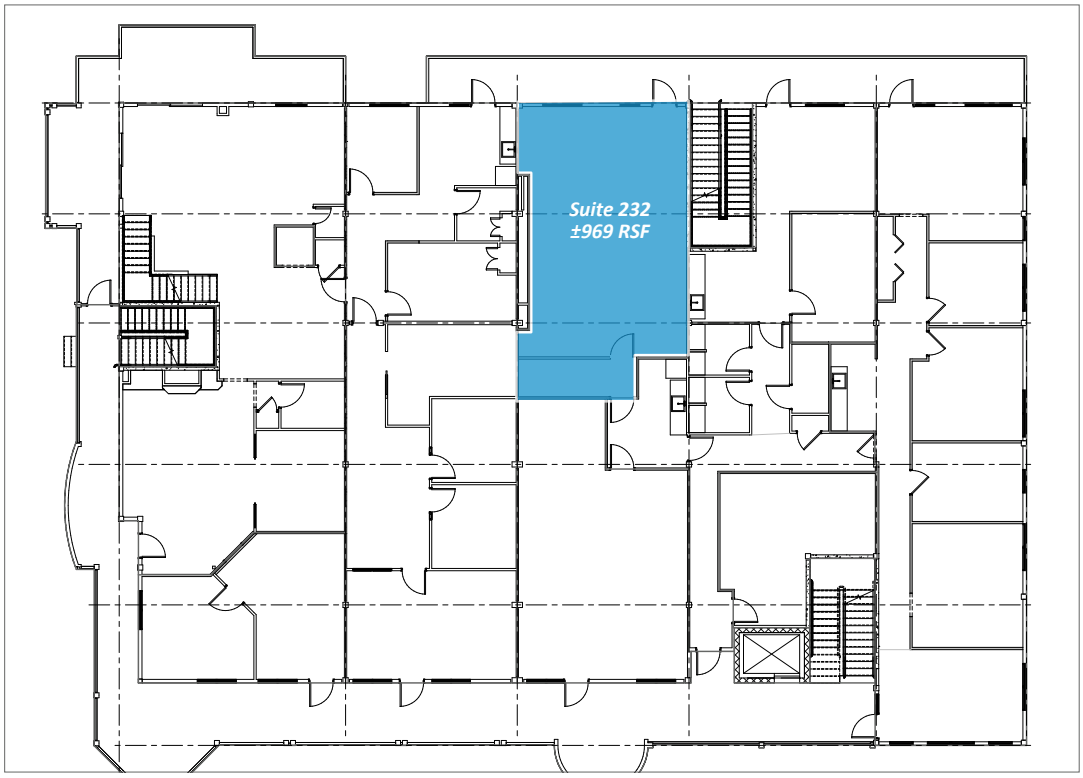
PARKER MARKET SERVICE AREA

- *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. 13,000 VPD at E. Mainstreet & S. Pine
Approx. 4,76,000 VPD at Parker Rd. & E. Mainstreet
Approx. 51,000 VPD at Parker Rd. & Clubhouse Dr.

SECOND FLOOR: AVAILABILITY



SUITE 232: ±969 RSF

- ***$2,261.00 / Month MG***
- *Open layout with small office.*
- *Former photography studio.*

LOCATION DETAIL



TREVEY COMMERCIAL
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