



Land and Commercial
 10510 Dransfeldt Road Suite 100
 Parker, Colorado 80134
 303.841.1400 | www.trevey.com

TWENTY MILE STATION 18801 E. MAINSTREET PARKER, CO

BUILT OUT DENTAL SPACE

AVAILABLE APPROX. JUNE 2018



- EXCELLENT ROAD ACCESS**
- HIGH PEDESTRIAN TRAFFIC**
- PARKER ENTERTAINMENT DISTRICT**



3,838 SF AVAILABLE PRIME MEDICAL / DENTAL SPACE AVAILABLE

PROPERTY FEATURES

- Located at the signalized intersection of Mainstreet and Dransfeldt, west of Parker Road
- Strong traffic counts, high demographics, excellent exposure and great visibility
- Solid current tenant mix with ample parking
- 1,000 apartments within 1 mile radius
- Surrounded by strong retail tenants and top restaurants
- 5 minutes to E-470, 10 minutes to I-25, and 30 minutes to Downtown Denver
- Building and monument signage available
- 24 / 7 video surveillance with secure building access
- Comcast internet & cable available in building; all utilities included in NNN
- Individual HVAC controls
- Full daily janitorial services provided
- Adjacent to a 191 unit independent, assisted and memory care Senior Living campus

PROPERTY DETAILS

- Available Space: 3,838 RSF
- Building Size: 25,454 SF
- Rate: \$23.00 / SF NNN
- N.N.N: \$9.95 / RSF
- Y.O.C: 2000
- Parking: 4 / 1000
- City / County: Parker / Douglas

DEMOGRAPHICS

RADIUS POPULATION AVG HH INC.

1 MILE	8,079	\$82,539
3 MILE	62,330	\$111,584
5 MILE	94,477	\$108,562

TRAFFIC COUNTS

ANNUAL AVERAGE DAILY TRAFFIC

Approx. 26,000 VPD on Mainstreet
 Approx. 12,000 VPD on Twenty Mile Rd.
 Approx. 13,000 VPD on Dransfeldt Rd.



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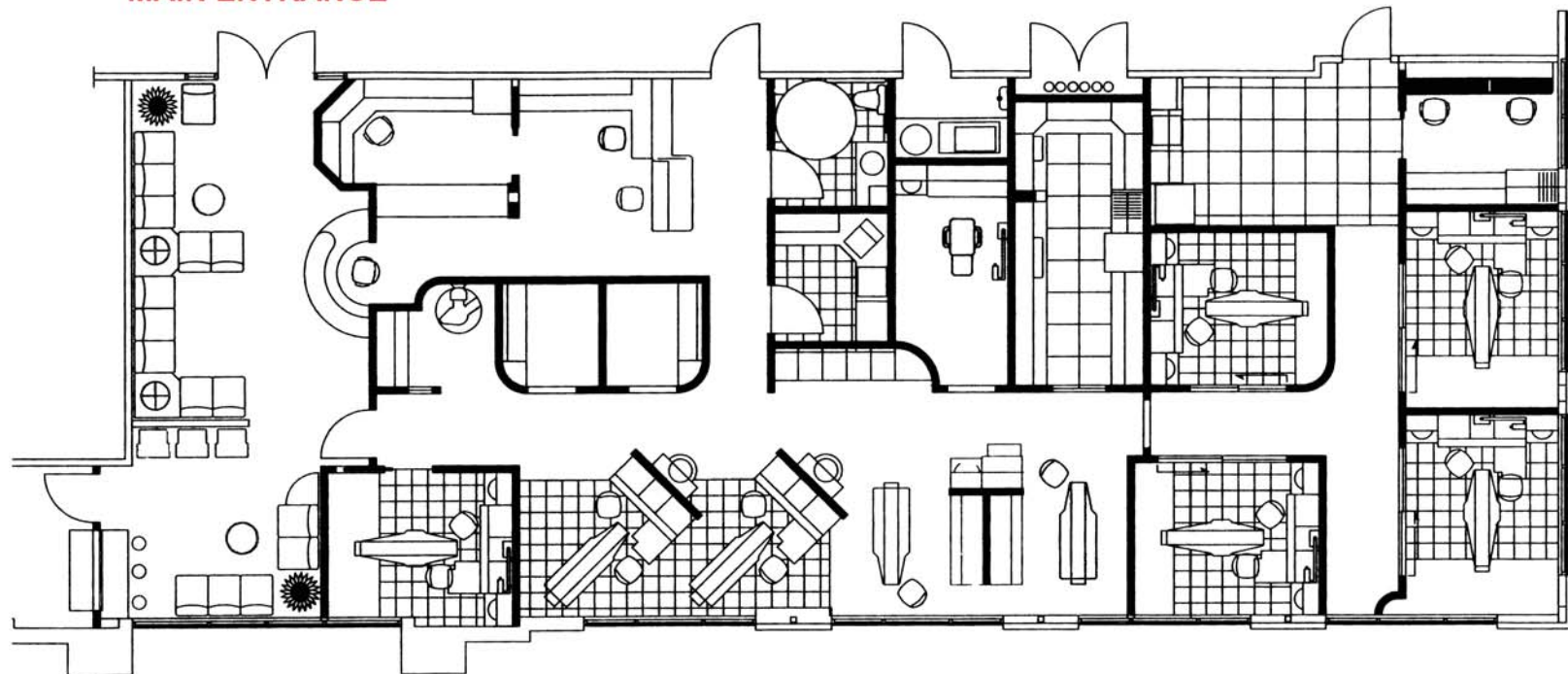
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BUILT OUT DENTAL SPACE



AVAILABLE
1st Floor SUITE 150
3,838 RSF

MAIN ENTRANCE



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