



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

PARKER POINTE 11881 N. HWY 83 PARKER, CO

# RETAIL SPACE FOR LEASE



**EXCELLENT EXPOSURE**  
**LOCAL MANAGEMENT**  
**STRONG TRAFFIC COUNTS**



## 1,500 SF - 4,500 SF AVAILABLE RETAIL SPACE ON PARKER ROAD

### PROPERTY FEATURES

- Located just south of Lincoln Ave, west of Parker Road
- Spaces are currently in vanilla shell condition
- Strong traffic counts, high demographics, excellent exposure and great visibility
- Ample parking and easy access
- Convenience nose in parking
- Local ownership and management
- 5 minutes to E-470, 10 minutes to I-25, and 30 minutes to Downtown Denver
- Building and monument signage available
- Located in great retail corner including Walgreen's, NAPA, Sherwin Williams and AutoZone

### PROPERTY DETAILS

- Available Spaces: 1,500 SF - 4,500 SF
- Max Contiguous: 4,500 SF
- Building Size: 8,024 SF
- Rate: \$20.00 / SF
- N.N.N: \$5.50 / SF
- Y.O.C: 1986
- Parking: 3/1000
- City / County: Parker / Douglas
- Utilities: Xcel / IREA

### DEMOGRAPHICS

#### RADIUS POPULATION AVG HH INC.

1 MILE	3,038	\$84,066
3 MILE	57,718	\$109,733
5 MILE	112,819	\$110,755

### TRAFFIC COUNTS

#### ANNUAL AVERAGE DAILY TRAFFIC

Approx. 50,000 VPD on Parker Rd.  
 Approx. 28,000 VPD on Lincoln Ave.



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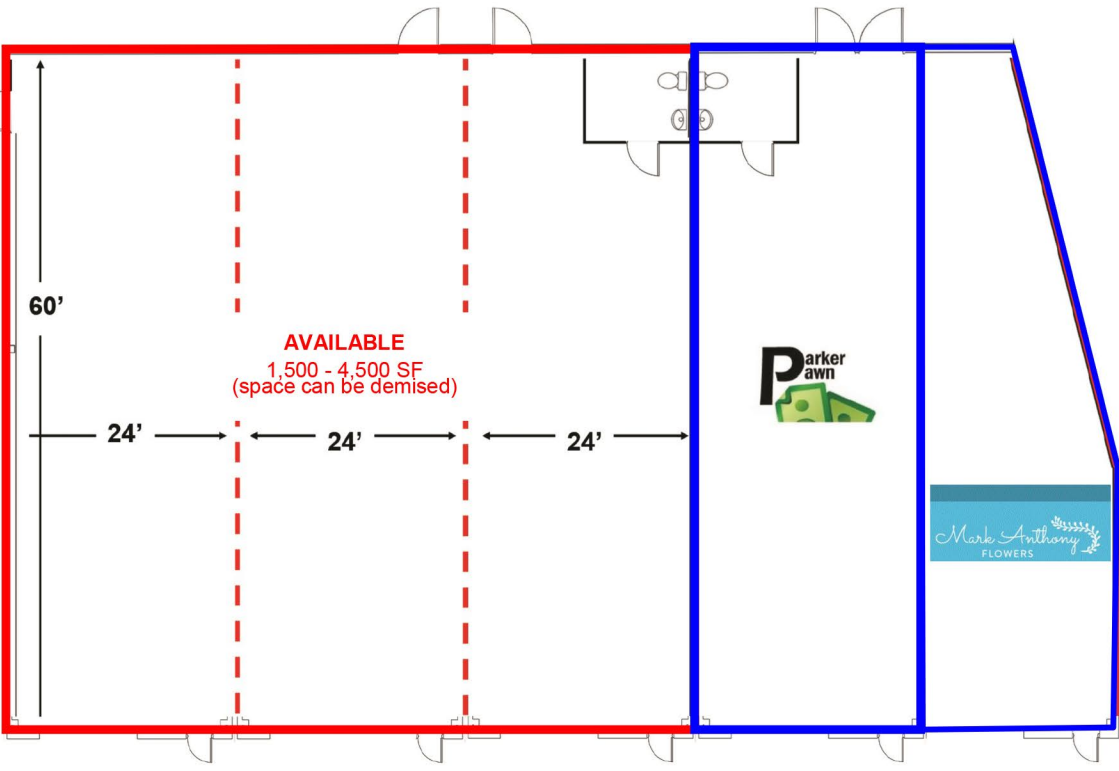


**CURRENT TENANTS**

Mark Anthony Flowers  
 Parker Pawn Shop

**NEARBY TENANTS**

- Sprouts
- Murdochs
- Sky Zone
- Starbucks
- Car Toys
- Walgreens
- NAPA
- Sherwin Williams
- AutoZone
- FedEx
- Parker Animal Hospital
- Lowe's
- Parker Police Station
- Carmax
- Rausch Motors
- Vehicle Vault
- Jiffy Lube
- Discount Tire
- The Salvation Army
- Crossroads Community Church



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