

5 MONTHS OF FREE RENT*



Retail Space on Parker Road for Lease

Parker Marketplace II | 18721-18741 E. Ponderosa Drive | Parker, CO

Property Overview:

Available Space:	2,490 SF
Building Size:	20,508 SF
Parking:	5/1,000
Utilities:	Xcel/IREA
City/County:	Parker/Douglas
Lease Rate:	\$19.00/SF
NNN Rate:	\$8.38/SF

- Currently built out as an eye care office
- Adjacent to Sprouts, Burger King, Murdock's and Tires Plus
- Excellent exposure and visibility with easy access to Parker Road
- Located in a high demographic area with strong traffic counts
- Ample parking available
- Minutes to E-470 and the I-25; 30 minutes to Downtown Denver
- Building and monument signage available

**Five months of free rent with a qualifying 6 year lease*

Contact

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IMPACT
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Impact Commercial Real Estate
9233 Park Meadows Drive
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Building Plan

Tuesday Morning 

GOLD STAR
CLEANERS Since 1905

HAIR
DUKYZ

AVAILABLE
2,490 SF

Papa Murphy's
TAKE 'N BAKE PIZZA

NAIL TIME

Trail View Dental Care

a DentalWorks affiliate

Demographics

	1 mile	3 miles	5 miles
Population			
2023 Projection	4,683	65,192	145,455
2018 Estimate	4,228	58,838	132,034
Growth 2018-2023	10.76%	10.80%	10.16%
Median Age	35.80	36.60	37.20
Households			
2023 Projection	2,036	23,692	53,134
2018 Estimate	1,834	21,374	48,152
Household Income			
2018 Average	\$90,631	\$119,998	\$124,974
2018 Median	\$68,155	\$98,591	\$101,454

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