

# EXCLUSIVE OFFERING

## Parker Hilltop Town Square

11268 SOUTH PIKES PEAK DRIVE | PARKER, COLORADO 80138



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PREPARED BY

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## Location

Parker Hilltop Town Square

11268 South Pikes Peak Drive | Parker, CO

Offering consists of one (1) multi-tenant retail building sitting on approximately 5.68 acres in the thriving suburb of Parker.

## Offering Summary

Price	\$10,050,000
Current NOI	\$640,487
Current Capitalization Rate	6.37%
Price Per Square Foot	\$199.45
Rentable Square Feet	50,388
Parking	274 Spaces
Parking Ratio	5.50/1,000
Year Built	2007
Lot Size (Acres)	5.68

## Investment Highlights

- Fully stabilized retail net investment
- Located within an established retail area
- Excellent visibility along South Parker Rd.
- Monument Signage Available
- High Traffic counts
- Strong residential density
- Strong household income
- Near many prominent retailers





# PROPERTY DESCRIPTION

## Parker Hilltop Town Square

Address	11268 South Pikes Peak Drive   Parker, Colorado
County	Douglas
Year Built	2007
Rentable Square Feet	50,388
Number of Buildings	One (1)
Stories	One (1)
Parking	274 Surface Spaces; Ratio of 5.50/1,000
Zoning	Greater Downtown, PD Use 1: Market Center
Parcel Number	2231-4-16-011
2019 Tax Assessed Value	\$2,639,160
Land Area	247,337 SF (5.68 AC)

## Improvements Summary

Foundation	Concrete
Framing	Steel
Exterior Walls	Masonry
Interior Walls	Steel
HVAC	Rooftop Packaged
Electric	Individually Metered
Store Fronts	Steel-Framed Glass

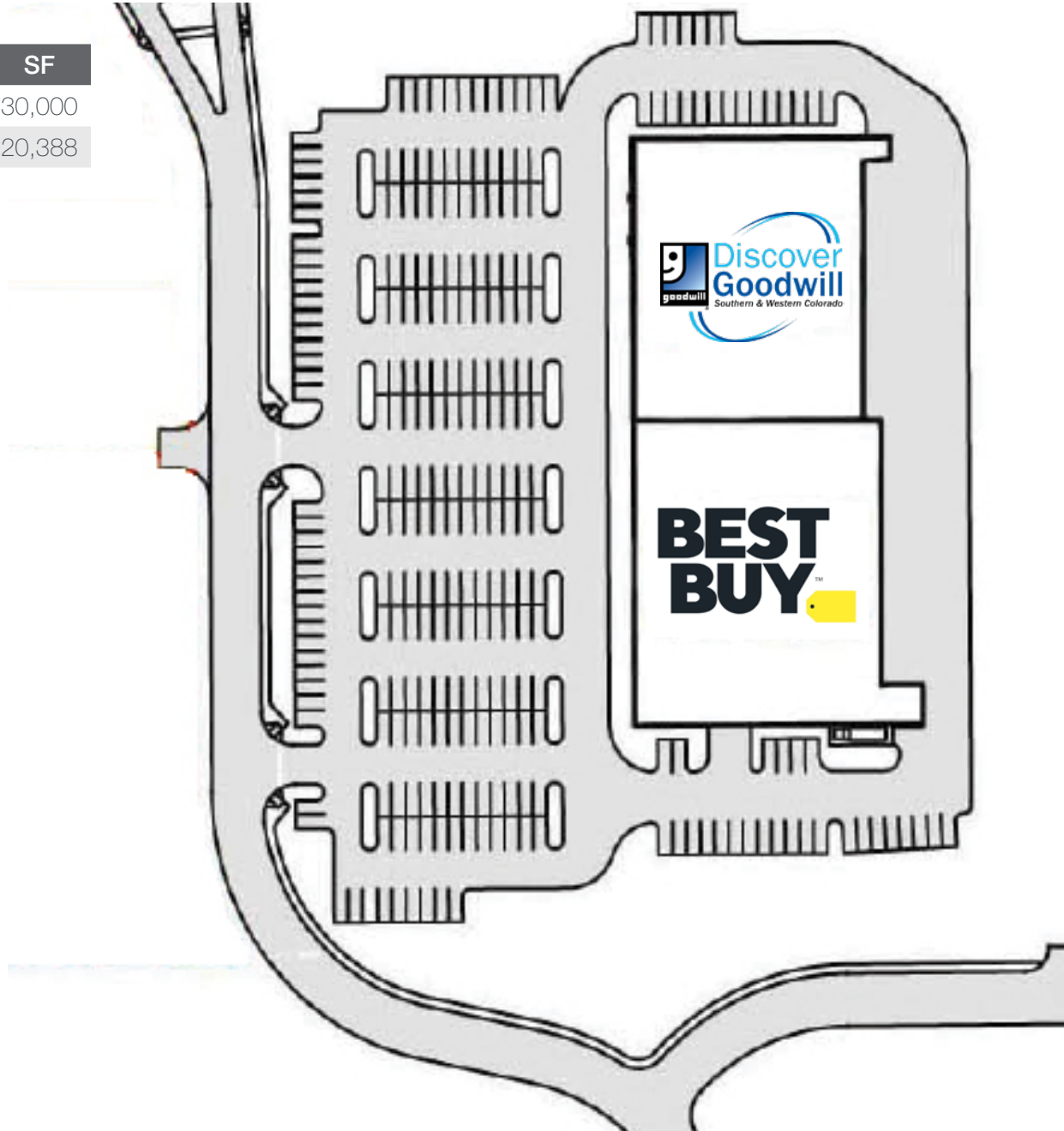
## Utilities\*

Electric	Xcel Energy & Intermountain Rural Electric Association
Natural Gas	Xcel Energy
Water	Parker Water & Sanitation District
Sewer	Parker Water & Sanitation District

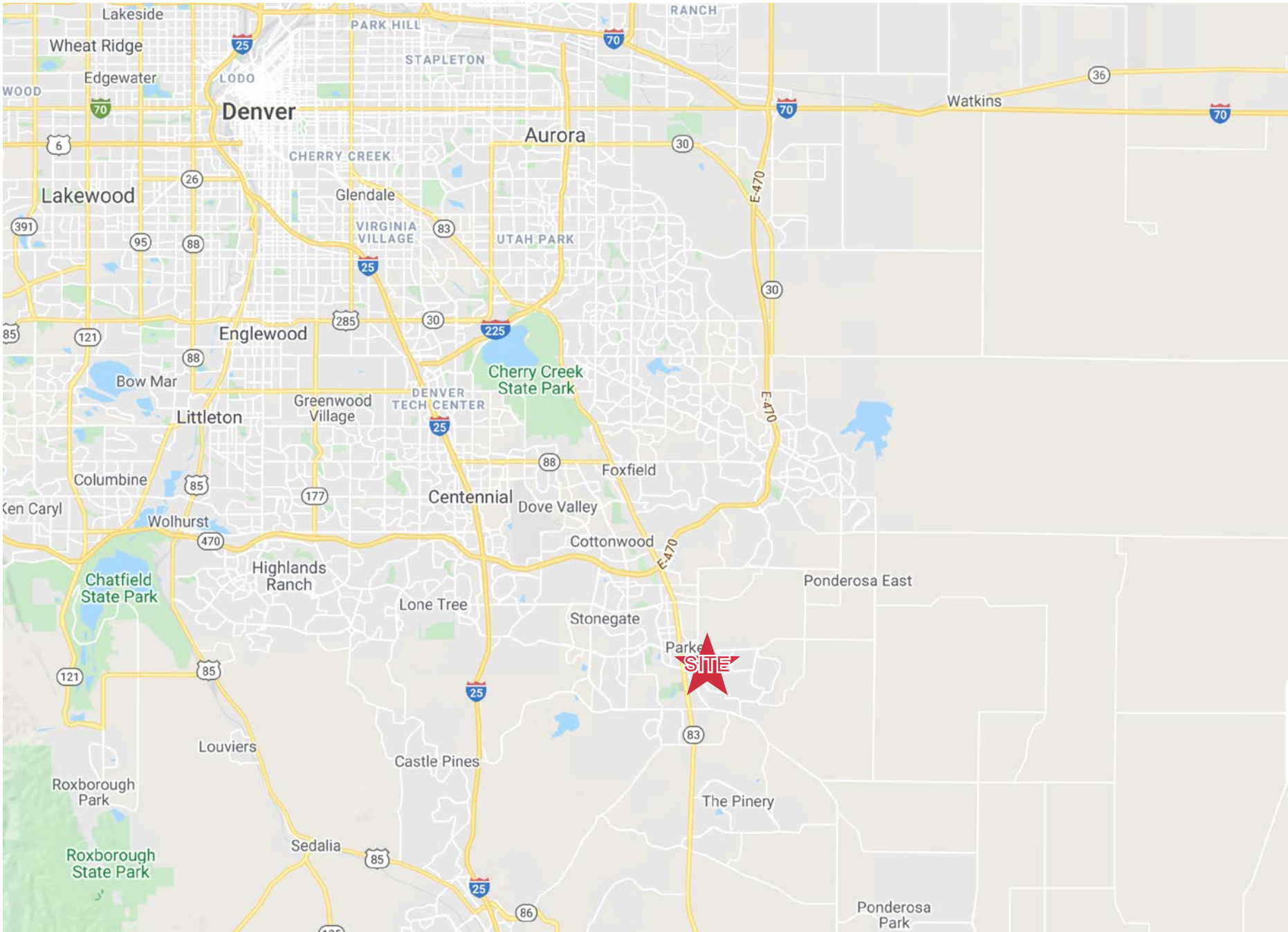
*\*Tenants pay directly for gas & electricity. Tenants reimburse for water & sewer usage in the CAM charges.*

# SITE PLAN

Suite	Tenant	SF
11268	Best Buy	30,000
11236	Goodwill	20,388



# MAPS & AERIALS





# MAPS & AERIALS





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