

PARKER CROSSROADS SHOPPING CENTER

10831 S CROSSROADS DRIVE, PARKER, COLORADO 80134



FOR LEASE

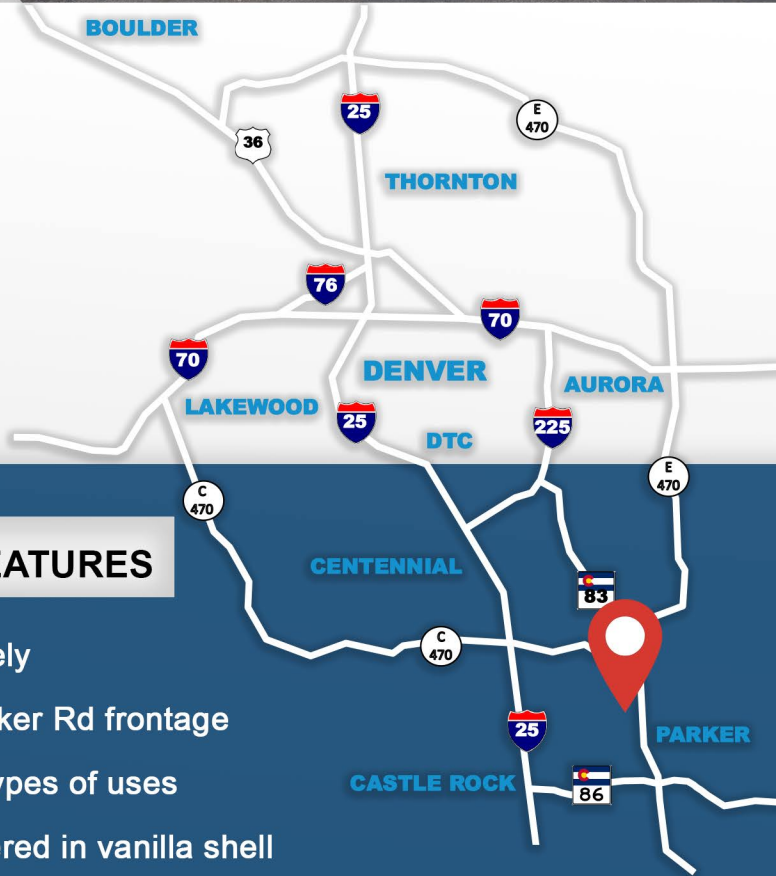
1,440 SF

\$21.00 SF

Parker, Colorado

BUILDING INFORMATION

- ▶ Available Space: 1,440 SF
- ▶ Lease Rate: \$21.00 SF / NNN
- ▶ NNN / CAM: \$7.80 NNN
- ▶ Year Built: 1984
- ▶ Parking: 7.5/1000
- ▶ City / County: Parker / Douglas
- ▶ Utilities: IREA / Xcel



PROPERTY FEATURES

- Available immediately
- Retail space w/ Parker Rd frontage
- Built out for many types of uses
- Space will be delivered in vanilla shell
- 7 minutes to E-470, 15 minutes to I-25, and 30 minutes to Downtown Denver

NICK NICKERSON

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Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change. Please call to confirm current property status and accuracy of information contained herein.

RETAIL SPACE FOR LEASE

CROSSROADS SHOPPING CENTER



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DEMOGRAPHICS

2021 POPULATION

1 MILE - 10,644
3 MILES - 75,140
5 MILES - 118,234

2026 POPULATION

1 MILE - 11,916
3 MILES - 82,569
5 MILES - 129,693

H.H. INCOME

1 MILE - \$72,277
3 MILES - \$119,714
5 MILES - \$115,722



TRAFFIC COUNTS

ANNUAL AVERAGE DAILY TRAFFIC

Approx. 53,000 VPD on Parker Rd.
Approx. 17,000 VPD on Mainstreet

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