

RETAIL FOR LEASE IN PARKER CENTER

10920-11000 S PARKER ROAD | PARKER, CO



PROPERTY HIGHLIGHTS:

- JOIN Dollar Tree, UPS Store, Baskin Robbins, State Farm AND a strong line-up of national and regional tenants!
- AFFLUENT area with strong demographics.
- NEWLY renovated.
- STRONG retail corridor with high traffic counts.

SPACES AVAILABLE

Unit B-7	848 SF
Unit B-11	1,196 SF
Lease Rate.....	\$30.00/SF NNN
NNN	\$8.00/SF
Terms.....	3-10 years
TI Allowance	Negotiable

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Demographics

Population	1 Mile	3 Miles	5 Miles
2030 Projection	11,574	79,663	136,049
2026 Estimate	10,578	73,989	125,281
Median Age	37	38	40
Households	1 Mile	3 Miles	5 Miles
2030 Projection	4,941	28,611	49,691
2026 Estimate	4,488	26,405	45,639
Household Income	1 Mile	3 Miles	5 Miles
2026 Average	\$127,900	\$171,100	\$174,500
2026 Median	\$106,100	\$142,600	\$142,600

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