

MEDICAL OFFICE FOR LEASE
PARKER SQUARE MEDICAL
19700 E. PARKER SQUARE DRIVE, PARKER, CO 80134

TREVEY
COMMERCIAL



PROPERTY FEATURES

- 1,620 SF Professionally Built-out Move-in Ready Dental Office with Existing Dental Infrastructure
- Ideal for a Periodontist Seeking Built-in Referral Opportunities & Immediate Patient Base
- Strong Dental Synergy within Building Featuring:
 - *Pine Grove Family Dental*
 - *Parker Orthodontics*
 - *Dry Creek Oral Surgery*
- Established Dental Hub with Potential for Cross Referrals
- Professional Medical Setting with Efficient Clinical Layout
- High Visibility Location in Parker with Convenient Access & Ample Parking
- Affluent, Growing Trade Area with Strong Demographics

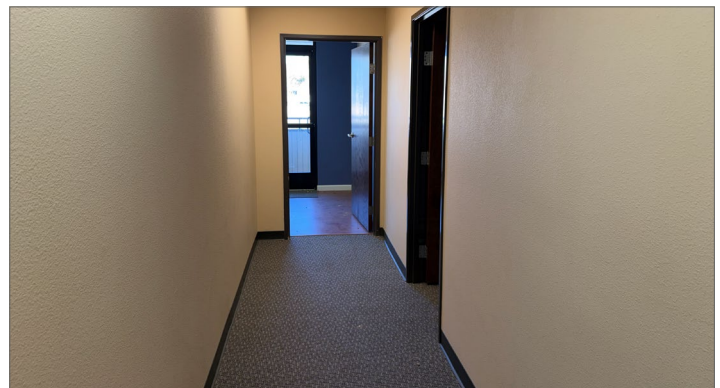
PROPERTY DETAILS

AVAILABLE	±1,620 SF
LEASE RATE	\$20.00 / SF NNN
NNN / CAM RATE	\$14.00 / SF (Estimate)
MONTHLY RATE	\$4,590.00 / Month
PARKING	4.0 / 1,000 SF
ZONING	Commercial
USE	Dental
Y.O.C.	1981
UTILITIES	CORE / Xcel Energy
WATER / SAN	Parker Water & Sanitation District (P.W.S.D.)
CITY / COUNTY	Parker / Douglas

REGIONAL AERIAL



INTERIOR PHOTOS



DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	12,519	\$123,316	\$560,147
5 Mile	73,176	\$151,264	\$600,318
10 Mile	500,298	\$150,343	\$628,058

PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering **±111,000 Residents**.
- 80134 is the **#1 Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

Vehicles Per Day (VPD)
Approx. 13,000 VPD at Hilltop Rd. & Pikes Peak Dr.
Approx. 16,500 VPD at Pine Dr. & Hilltop Rd.
Approx. 50,000 VPD on Parker Rd. at Hilltop Rd.