

DEVELOPMENT / INVESTMENT / OWNER-USER OPPORTUNITY FOR SALE

DOWNTOWN PARKER - BUILDING & LOT

11024 & 11028 PIKES PEAK DRIVE, PARKER, CO 80134

TREVEY
COMMERCIAL



PROPERTY FEATURES

- Rare Downtown Parker Location with Great Access & Visibility
- Excellent Location for Retail, Restaurant, or Office Use
- Close to \$275M **My Mainstreet Development**, Now Underway
- Opportunity for Development, Investment, or Owner-User
- Affluent, Fast-Growing Trade Area with Parker's Population Surpassing 66,700+ Residents
- Close Proximity to Sulphur Gulch Trail and within Walking Distance to Historic Downtown Parker
- Close to Numerous Restaurants & Retail Shops
- Short Term Tenant Occupies 335 SF



Parker Zoning Map
parkerco.gov/zoning

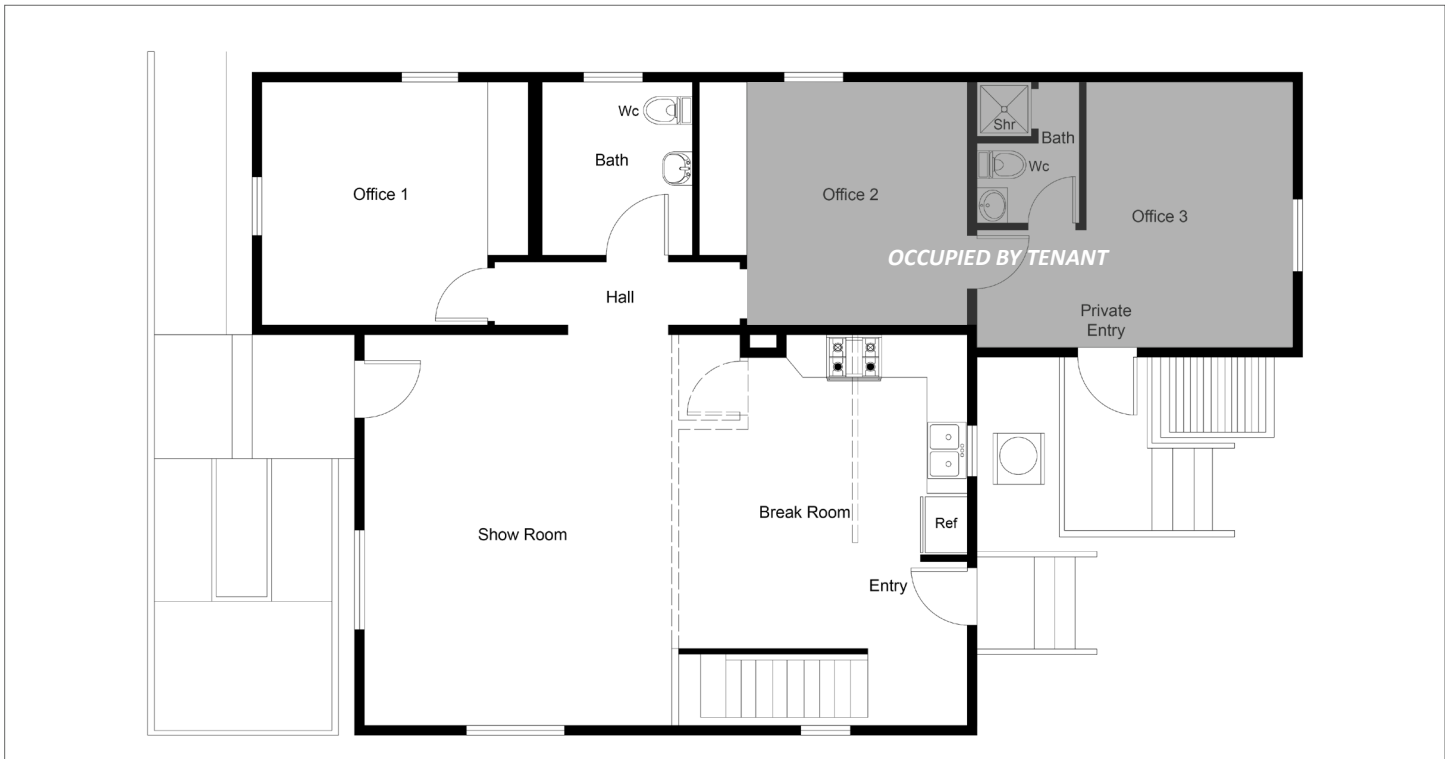


Mainstreet Master Plan
parkerco.gov/mainstreet

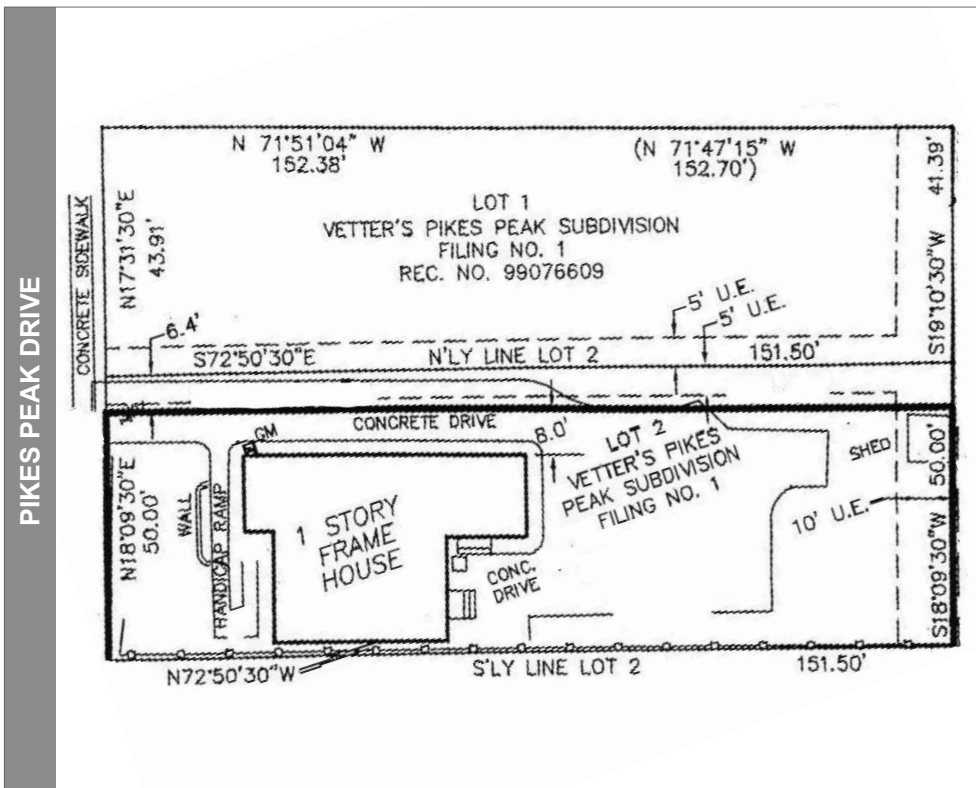
PROPERTY DETAILS

AVAILABLE	1,312 SF with an Approx. 686 SF Basement
LOT SIZE	11028 Pikes Peak Dr.: 0.17 AC 11024 Pikes Peak Dr.: 0.15 AC Total: 0.32 AC
SALE PRICE	\$1,300,000.00
PROPERTY TAXES	\$16,250.00 (2025)
SPECIFIC USE	Retail Store
ZONING	Commercial
WATER / SAN	P.W.S.D.
GAS / ELECTRIC	CORE / Xcel
FRONTAGE	86' on Pikes Peak Dr.
CITY / COUNTY	Parker / Douglas

FLOOR PLAN



SITE SURVEY & PROPERTY IMAGES



BROKERAGE DISCLOSURE

Information contained herein has been obtained from sources believed reliable; however, no guarantee, warranty, or representation is made as to its accuracy. All information, including price and terms, is subject to change without notice. Please verify all information prior to reliance.