

TREVEY

Land and Commercial
10510 Dransfeldt Road Suite 100
Parker, Colorado 80134
303.841.1400 | www.trevey.com

STONEGATE VILLAGE 16534 KEYSTONE BLVD PARKER, CO
RETAIL / OFFICE SPACE FOR LEASE



PROPERTY FEATURES

- Strong traffic counts, high demographics, excellent exposure and great visibility
- Solid current tenant mix with ample parking
- Adjacent to Stonegate community on the west, south and southeast with 3,483 units and Challenger Park community to the northeast with 571 units
- Nearby tenants in center include Conoco, KFC, Taco Bell, Sonic, Popeyes, Brakes Plus, Threaded Ink, Stonegate Café, Lil' Ricci's, H&R Block and First Bank
- 5 minutes to E-470, 10 minutes to I-25, and 30 minutes to Downtown Denver
- Building and monument signage available

DEMOGRAPHICS

RADIUS POPULATION AVG HH INC.

1 MILE	15,930	\$119,124
3 MILE	52,211	\$103,776
5 MILE	106,537	\$109,958

TRAFFIC COUNTS

ANNUAL AVERAGE DAILY TRAFFIC

Approx. 37,000 VPD on Lincoln Ave.
Approx. 25,000 VPD on Jordan Rd.

PROPERTY DETAILS

- Available Spaces: 2,212 SF
- Building Size: 16,173 SF
- Rate: \$18 SF
- N.N.N: \$7.00 / SF
- Y.O.C: 2002
- Parking: 4/1000
- City / County: Parker / Douglas
- Utilities: Xcel / IREA



NICK NICKERSON
303-968-6183
nick@trevey.com

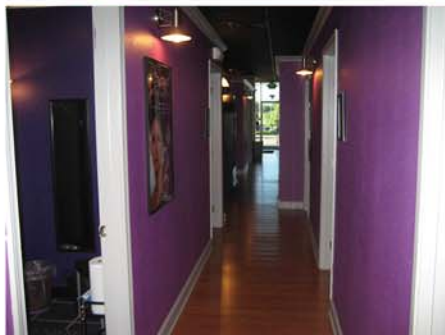
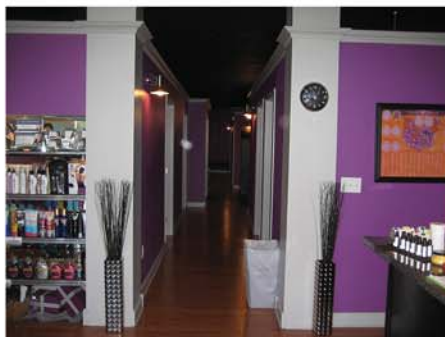
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MITCH TREVEY
303-619-7192
mitch@trevey.com

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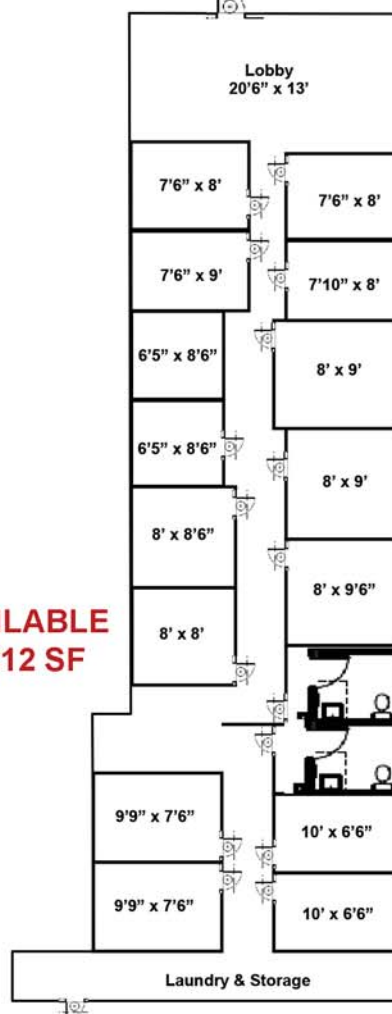
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ENTRANCE

**AVAILABLE
2,212 SF**



CURRENT TENANTS

Guirey's
Stacey James Institute

NEARBY TENANTS

Brakes Plus
H&R Block
Sonic
Shell Gas
1st Bank
UC Health
CVS
KFC
Taco Bell
Kinder Care Learning Center
7Eleven
McDonalds
US Bank
King Soopers
Chase Bank
Parker Recreational Center
Champion Bank

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