

COMMERCIAL BUILDING FOR SALE / LEASE

LA-Z-BOY RETAIL

12810 STROH RANCH CT., PARKER, CO 80134



OWNER-USER OPPORTUNITY!



PROPERTY FEATURES

- Wide Span Owner / User Retail Building for Sale or Lease
- Currently Leased by La-Z-Boy Incorporated thru July 2025
- **Do Not Disturb Tenant / Showings by Appointment Only**
- 20,375 SF Free Standing Building with 16,400 SF Showroom
- 8' x 10' Roll-up Door with Loading Dock
- 15' Clear Height in Warehouse Area
- EPDM Rubber Roof Replaced in 2022 with 20-year Warranty
- Freshly Sealed and Striped Parking Lot
- Fully Sprinkled Building
- Owner / Tenant Advertising on Monument Sign Available
- Adjacent to King Soopers Shopping Center and Walgreen's
- Located in High Demographic, Fast Growing South Parker Market
- ±300' of Frontage on Parker Rd. / SH 83

PROPERTY DETAILS

AVAILABLE	±20,375 SF on ±1.56 AC
PRICE	\$5,950,000 (\$292/ SF)
TAXES	\$85,707 (2024 Est.)
LOADING	One (1) 8' x 10' Dock Door
PARKING	2.45:1000 (48 Spaces)
ZONING	Commercial
POWER	600 AMP / 3-Phase
Y.O.C.	2004
WATER / SANITATION	PWSD (Parker Water & Sanitation District)
CITY / COUNTY	Parker / Douglas

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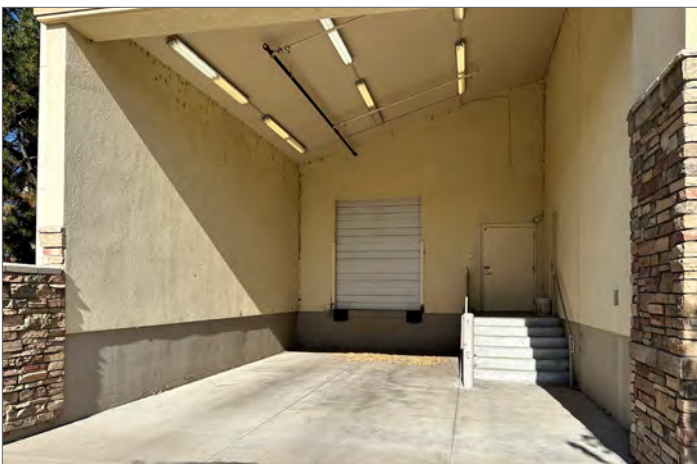
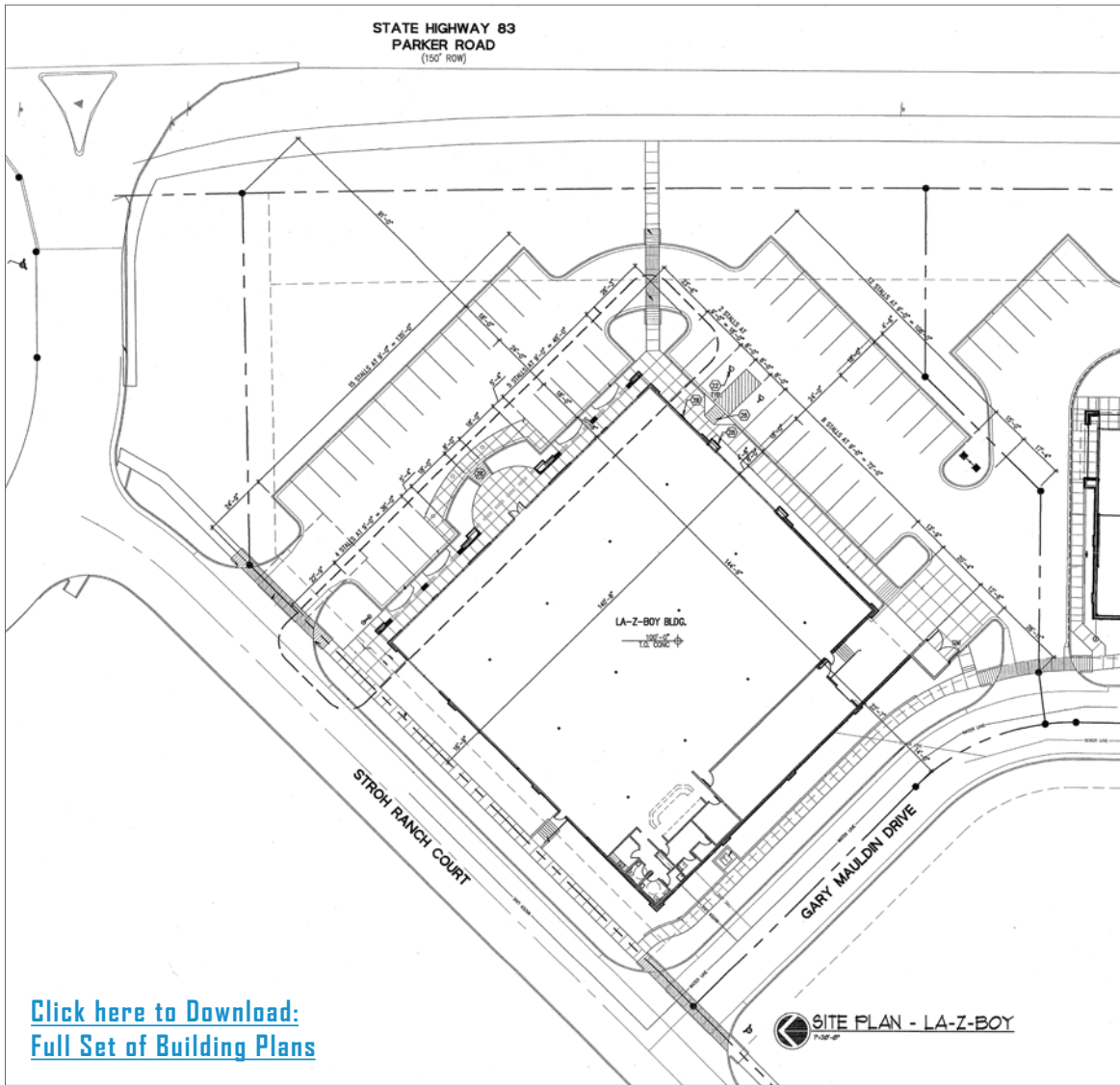
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BUILDING LAYOUT



Loading Dock



Monument Sign

SURROUNDING AREA



Facing South



Facing North

SITE AERIAL



DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	22,629	\$160,673	\$620,543
5 Mile	115,787	\$159,341	\$651,881
10 Mile	432,552	\$153,902	\$647,586

*2028 Projected Population

PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering ±107,434 Residents.
- 80134 is the 2nd Most Populous Zip Code in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

Vehicles Per Day (VPD)
Approx. 11,000 VPD at J Morgan Blvd. & Parker Rd.
Approx. 40,500 VPD at Stroh Rd. & Parker Rd.
Approx. 69,000 VPD on Parker Rd.



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[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

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