

PRIME RETAIL / RESTAURANT / OFFICE SPACE FOR LEASE

HORSE CREEK MULTI-TENANT COMMERCIAL

NEC OF S. CHAMBERS ROAD & HESS ROAD, PARKER, CO 80134

TREVEY
COMMERCIAL



Southwest Perspective



Northwest Perspective



Southeast Perspective

PROPERTY FEATURES

- 1,388 - 15,867 SF of New Retail / Restaurant / Office Space
- Available Summer 2027
- Tenant Finish Negotiable
- Located on Strong Retail Corner Including 7 Eleven, McDonald's, Dunkin' Donuts, New Horizon Academy & Les Schwab Tires
- Strong / Growing Traffic Counts with Chambers Road Connection South to Looking Glass, Trails at Crowfoot and The Pinery / Timbers
- Chambers Road Connection to Stroh Road / Pradera Parkway to be Completed Summer 2025
- Excellent Connection to E-470 & I-25

PROPERTY DETAILS

FOR LEASE	1,388 - 15,867 SF
LEASE RATE	\$35.00 / SF - \$40.00 / SF
NNN / CAM RATE	\$15.00 / SF (Estimate)
AVAILABLE	Summer 2026
PARKING RATIO	3.33/1,000 SF
BUILDING SIZE	15,867 SF
ZONING	Commercial / Retail / Office
WATER / SANITATION	Parker Water & Sanitation
GAS / ELECTRIC	Xcel Energy / CORE
CITY / COUNTY	Parker / Douglas

RETAIL / RESTAURANT / OFFICE FOR LEASE

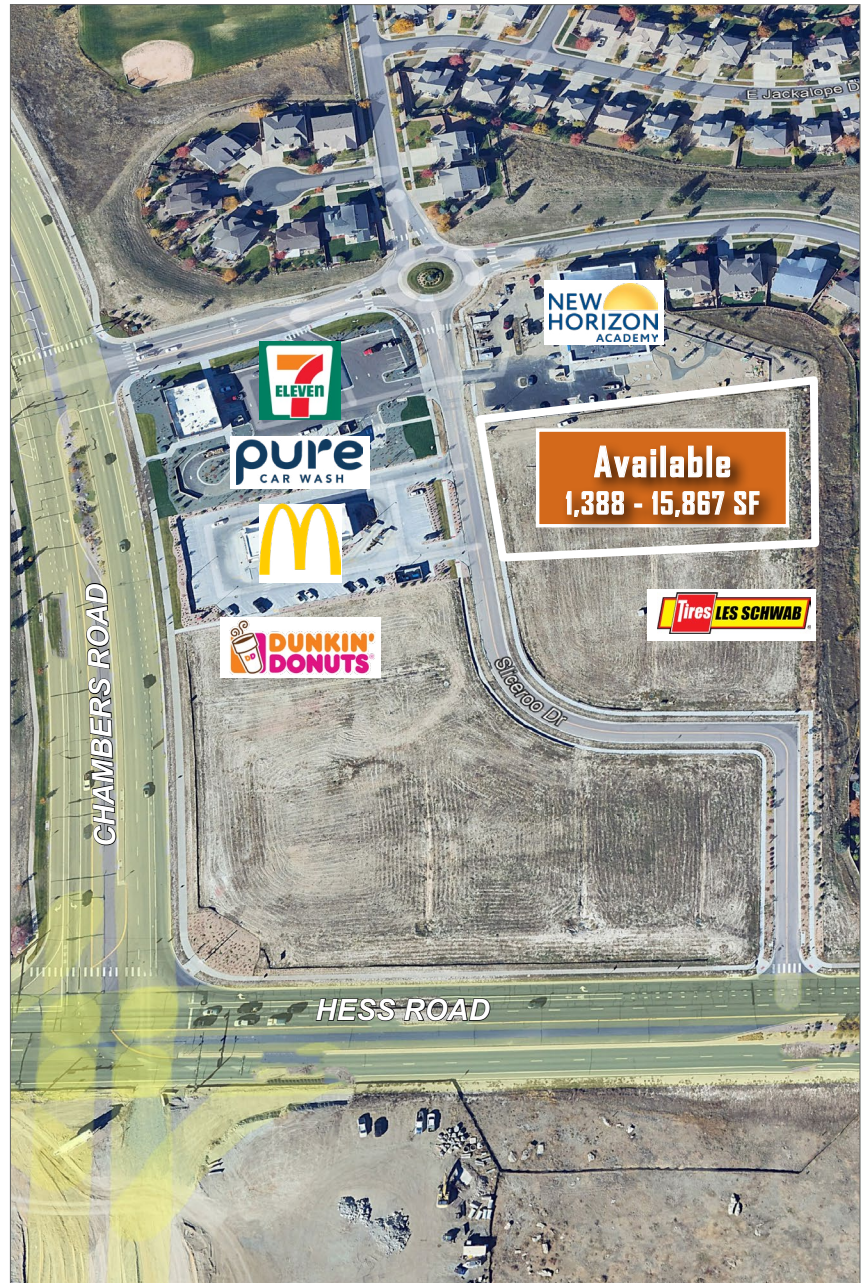
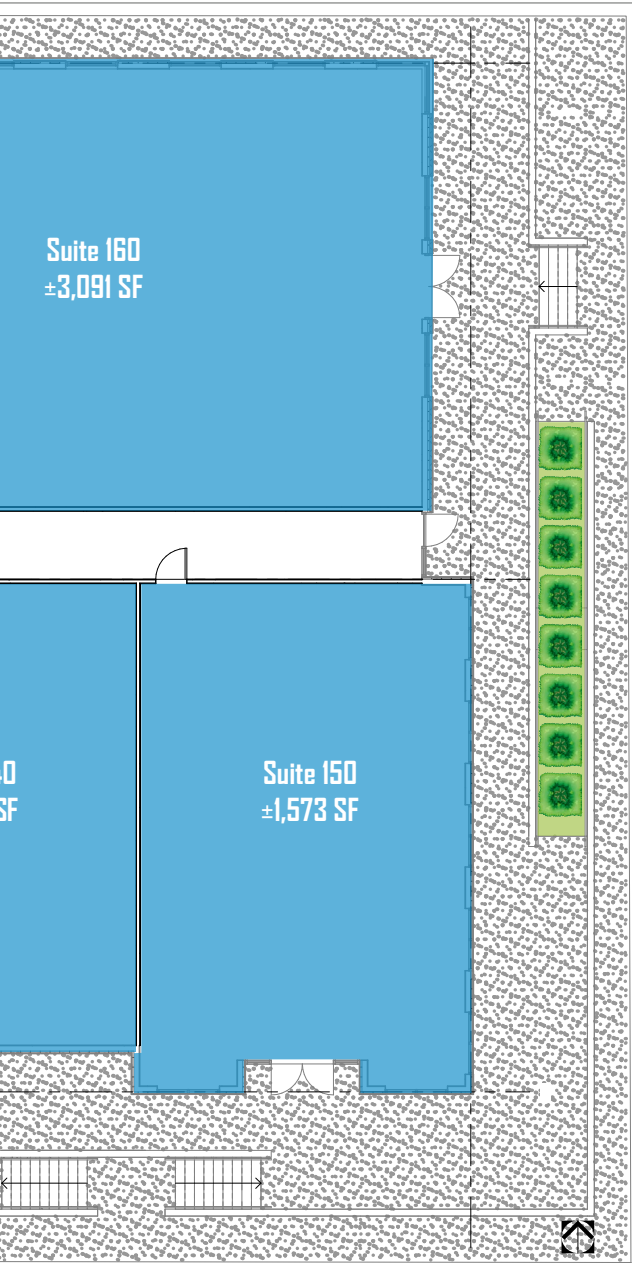
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SITE PLAN



DEMOGRAPHICS				PARKER MARKET SERVICE AREA	TRAFFIC COUNTS
Radius	Population	Income	Home Value	- Parker, CO consists of two zip codes (80134 & 80138) delivering ±111,000 Residents.  80134 is the 1st Most Populous Zip Code in the State of Colorado out of 513 Zip Codes.	Vehicles Per Day (VPD)
2 Mile	29,138	\$172,083	\$634,085		Approx. 11,000 VPD at Chambers Rd. & Hess Rd.
5 Mile	134,672	\$148,860	\$623,048		Approx. 18,000 VPD at Hess Rd. & Jordan Rd.
10 Mile	549,177	\$152,454	\$647,789		Approx. 69,000 VPD along Parker Rd. Daily

SITE LOCATION

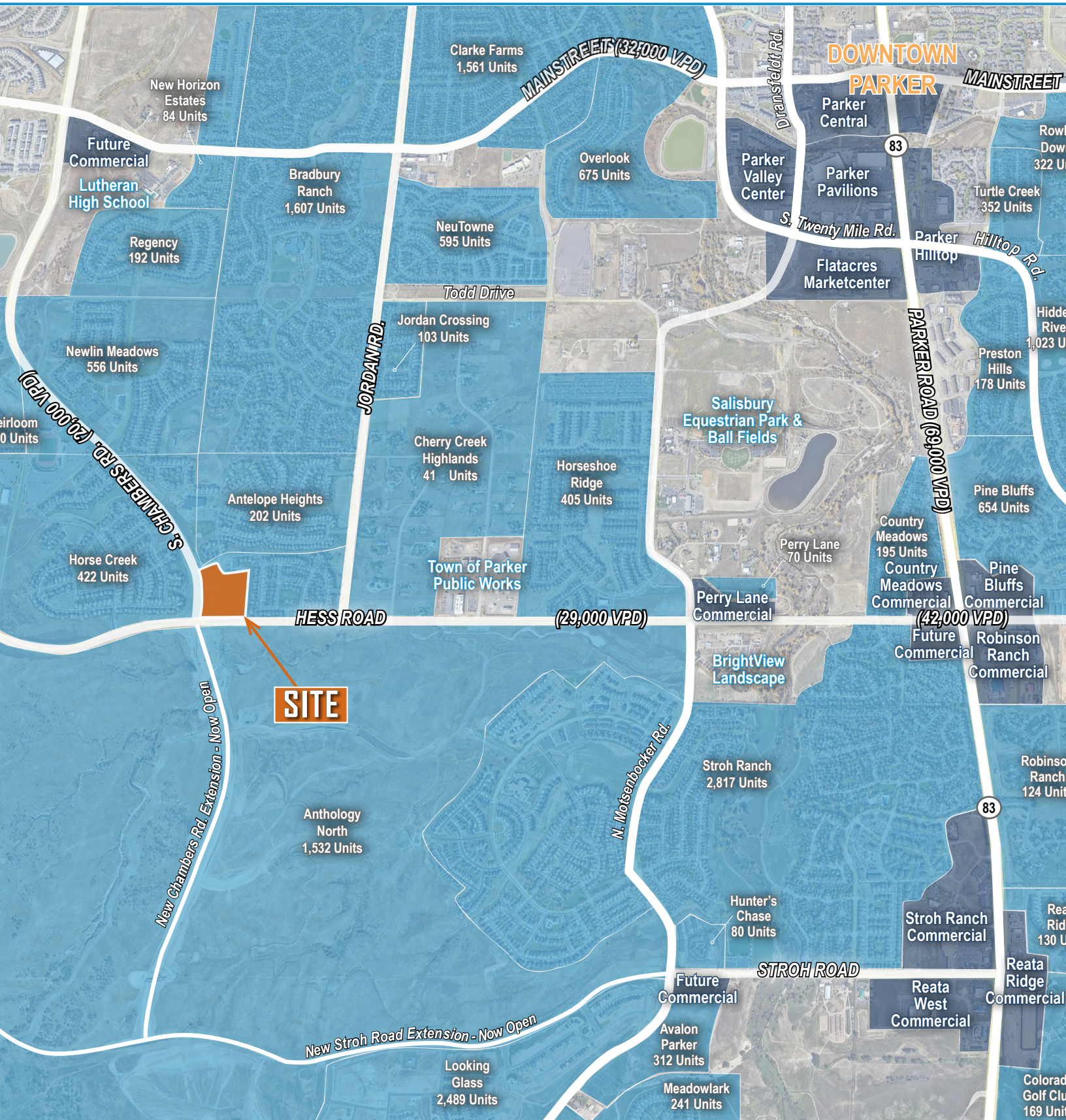


Northeast Perspective

HORSE CREEK RETAIL & OFFICE BUILDING

FOR LEASE

Retail / Restaurant / Office



TREVEY
COMMERCIAL

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