

PRIME RETAIL FOR LEASE PARKER STADIUM SHOPS

11707 DISHA DRIVE, PARKER, CO 80134



PROPERTY FEATURES

- 1,800 - 13,589 SF of Prime New Retail Space Available
- Excellent Location Adjacent to EchoPark Stadium
- Ideal End-cap Location with Patio for a Brewery / Restaurant
- Tenant Finish Allowance Negotiable
- Q2-2026 Delivery
- Anchored within Strong Residential Developments / National Coffee User
- 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	1,800 - 13,589 SF
LEASE RATE	\$40.00 / SF
NNN / CAM RATE	\$15.50 / SF (Estimate)
AVAILABLE	Q2-2026
PARKING RATIO	4.8/1,000 SF
BUILDING SIZE	16,493 SF
ZONING	Commercial / Retail
WATER / SANITATION	Parker Water & Sanitation
GAS / ELECTRIC	Xcel Energy / CORE
CITY / COUNTY	Parker / Douglas

TREVEY COMMERCIAL
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Parker, Colorado 80134
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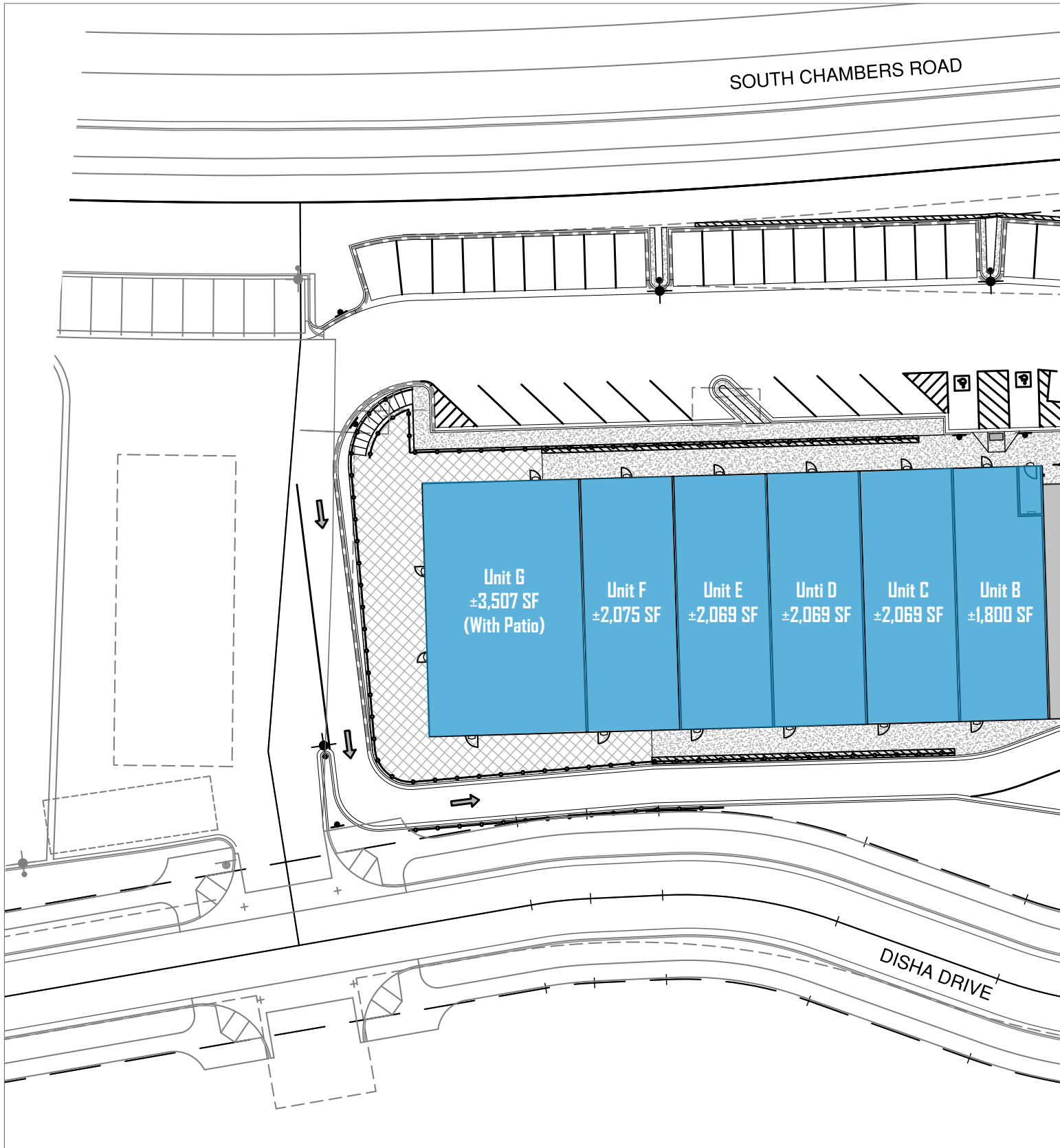
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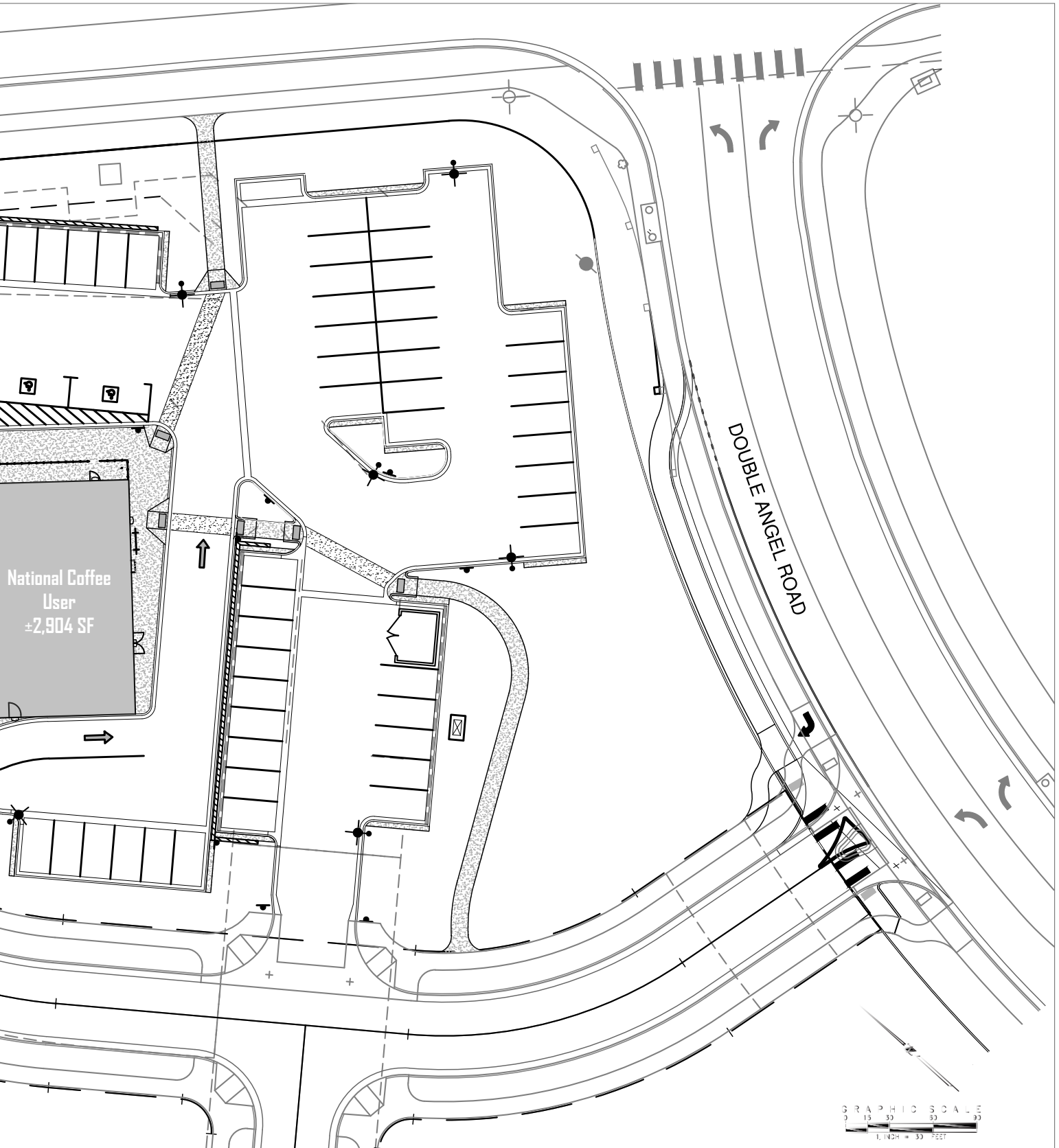
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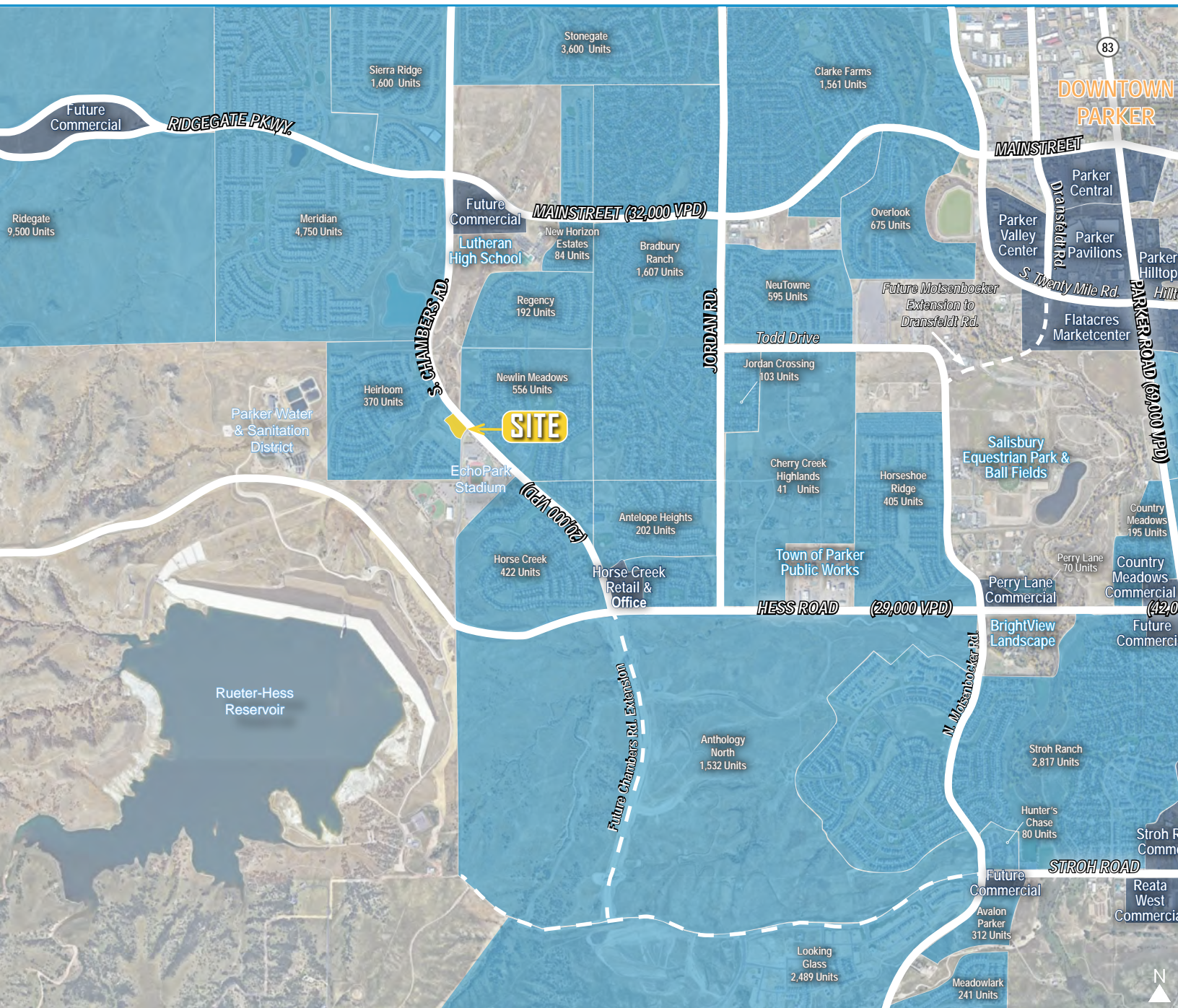
COMMERCIAL / RETAIL CENTER LAND FOR SALE

NORTHEAST CORNER OF CHAMBERS & HESS, PARKER, CO

SITE PLAN







DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	33,321	\$177,827	\$660,776
5 Mile	144,501	\$146,166	\$632,286
10 Mile	600,062	\$151,197	\$640,010

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. 12,300 VPD on Chambers Rd.
- Approx. 15,000 VPD on Hess Rd.
- Approx. 69,000 VPD on Parker Rd.



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