

COUNTRY MEADOWS

19523 Hess Road, Parker, CO 80134

BUILDING B | UNIT 103 | 2,600 SF



AVAILABLE
2,600 SF

FOR LEASE

Jack Lazzeri / Senior Associate / +1 303 981 6521 / jack.lazzeri@cushwake.com





COUNTRY MEADOWS

19523 Hess Road, Parker, CO 80134

PROPERTY HIGHLIGHTS

BUILDING B | UNIT 103 | 2,600 SF

AVAILABLE

2,600 SF

BASE RENT

\$33.00/SF

NNN

\$14.00/SF

MONTHLY RATE

\$10,183

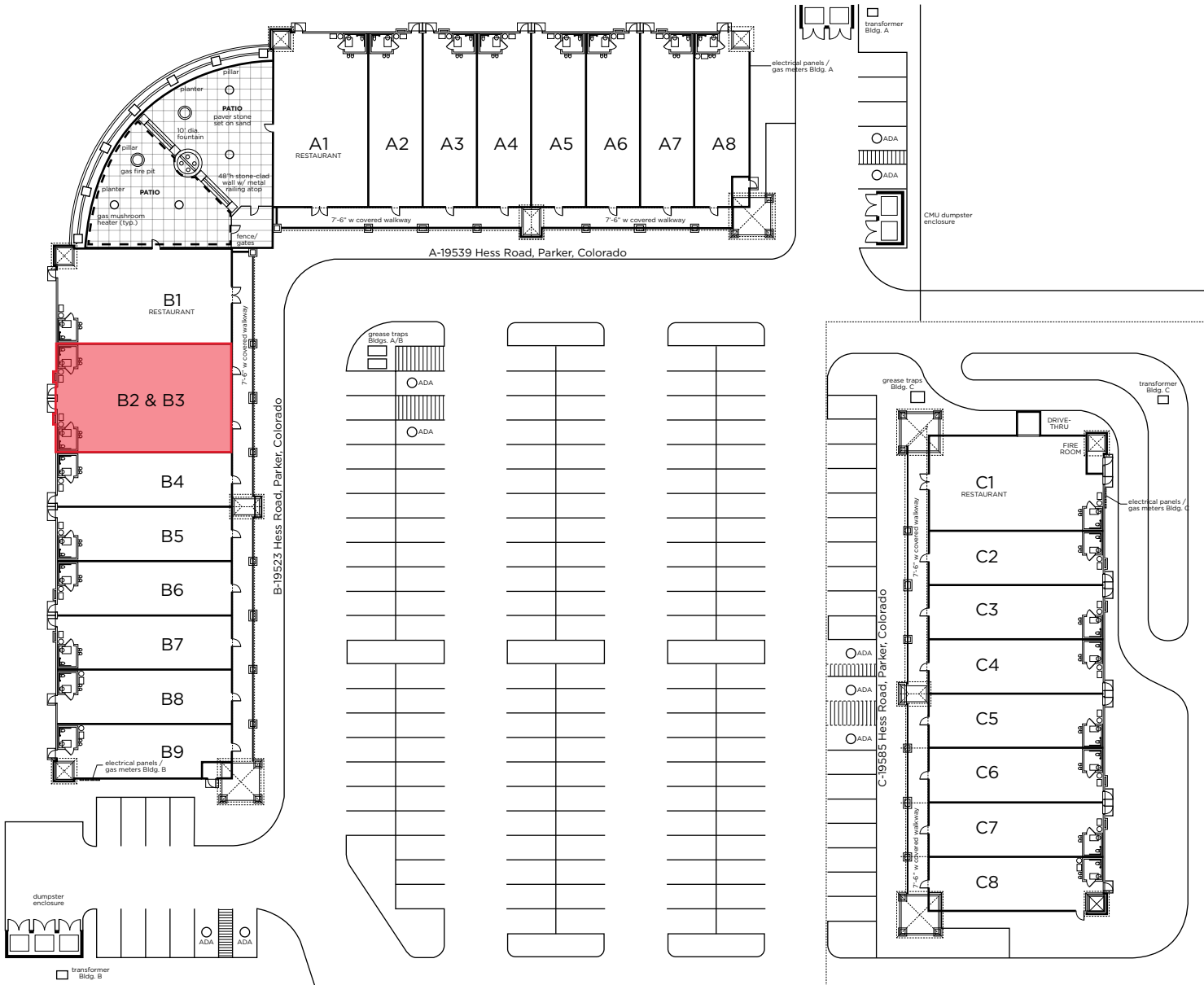
CITY/COUNTY

Parker/Douglas

ABOUT THE PROPERTY

- Second generation brewery
- Open layout for variety of users
- 15' exposed ceilings
- No restaurant infrastructure in place
- 5,000+ new homes under construction south of Hess Road
- Kaiser Permanente constructing 30,000 SF of office at intersection

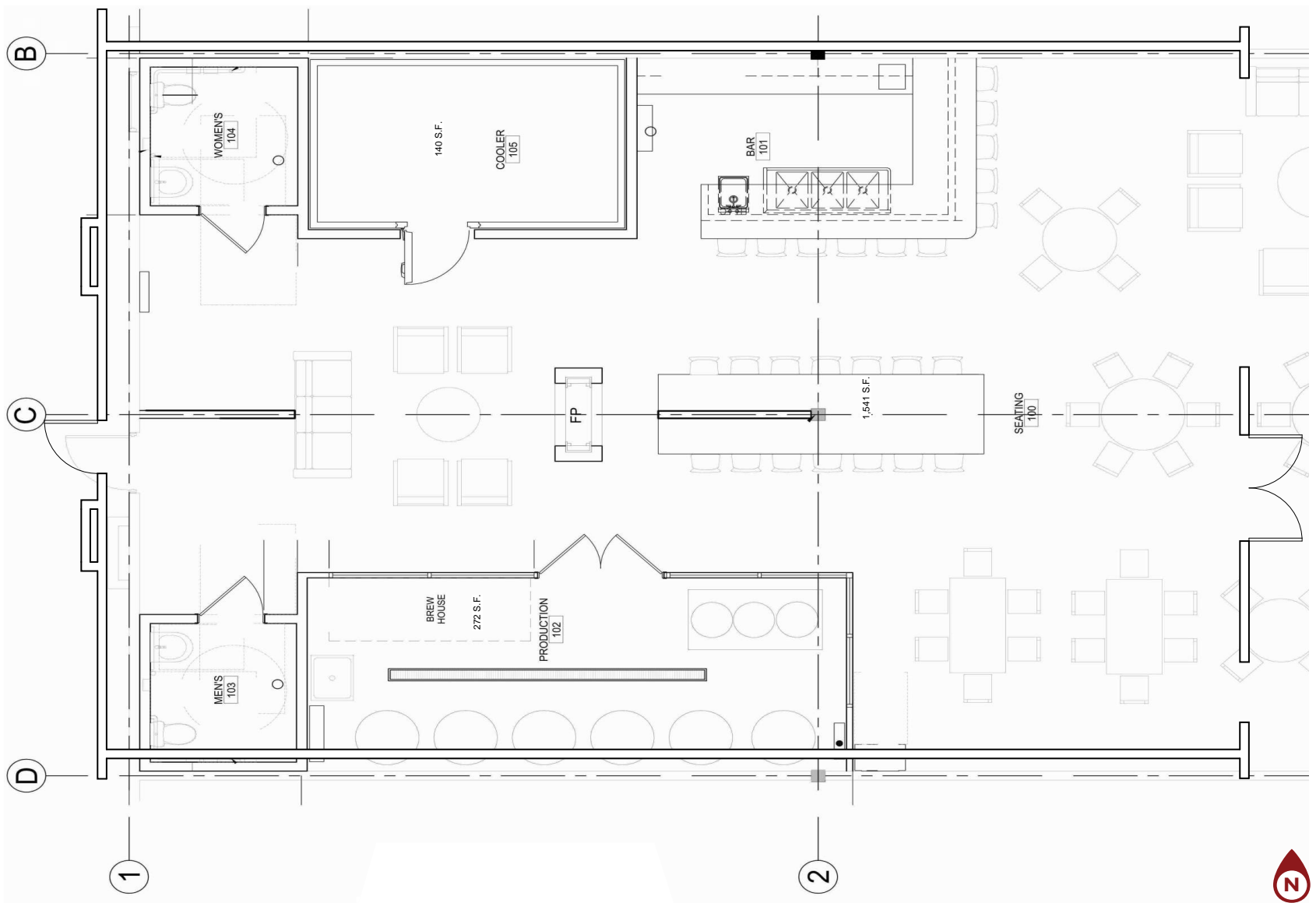




| TENANT LIST | |
|-------------|-------------------------|
| UNIT | NAME |
| A1 | WolfPeach Restaurant |
| A2 | iSight Optometry |
| A3 | Community Mud Pottery |
| A4 | State Farm |
| A5 | Inta Juice |
| A6 | Sharkey's Cuts for Kids |
| A7 | Tipsy Nails |
| A8 | Gold Buyers |

| TENANT LIST | |
|--------------------|-----------------------------|
| UNIT | NAME |
| B1 | Korean BBQ Restaurant |
| B2 & B3 | AVAILABLE - 2,600 SF |
| B4 | Vapez |
| B5 | Suzie Soft Paws Grooming |
| B6 | Liquor |
| B7 | Liquor |
| B8 | Twisted Wardrobe |
| B9 | Twisted Wardrobe |

| TENANT LIST | |
|-------------|------------------------------|
| UNIT | NAME |
| C1 | Casa Mata Mexican Restaurant |
| C2 | Casa Mata Mexican Restaurant |
| C3 | Kumon |
| C4 | Behavioral Innovations |
| C5 | Behavioral Innovations |
| C6 | Behavioral Innovations |
| C7 | Poulette |
| C8 | Prime IV Hydration Bar |





COUNTRY MEADOWS

19523 Hess Road, Parker, CO 80134

AERIAL MAP

BUILDING B | UNIT 103 | 2,600 SF



COUNTRY MEADOWS

19523 Hess Road, Parker, CO 80134

AMENITIES MAP

BUILDING B | UNIT 103 | 2,600 SF





COUNTRY MEADOWS

19523 Hess Road, Parker, CO 80134

BUILDING B | UNIT 103 | 2,600 SF

TRAFFIC COUNTS

Year: 2025 | Source: Town of Parker

Hess Road (w/o Parker Road): 27,000 VPD

South Parker Road (n/o Hess Road): 50,000 VPD

DEMOGRAPHICS

Year: 2025 | Source: Esri

1 MILE

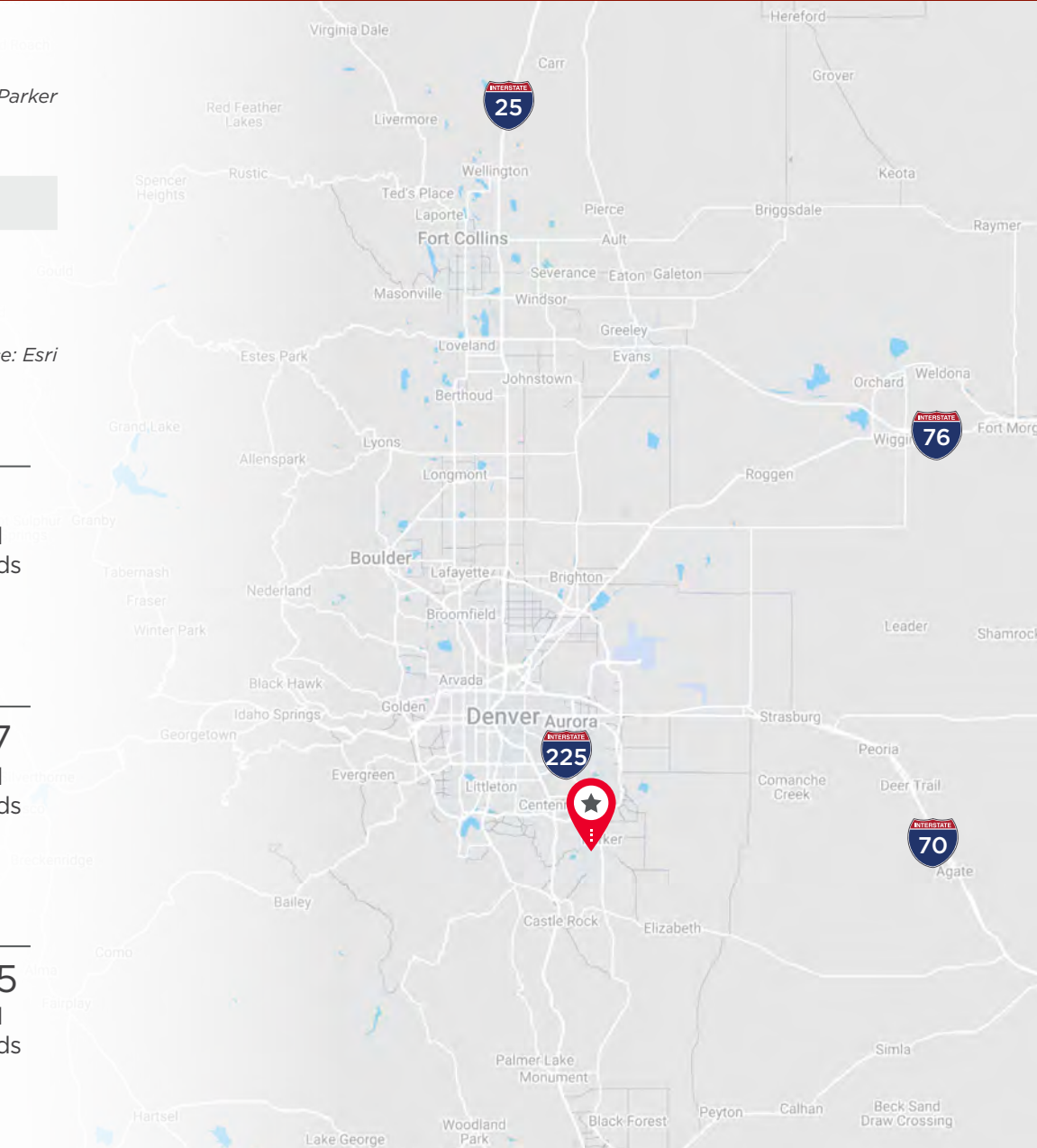
| | | | |
|----------------------|--------------------------------|--|----------------------------------|
| 10,467 Population | 3,890 Daytime Population | \$174,874 Average Household Income | 8,082 Estimated Households |
|----------------------|--------------------------------|--|----------------------------------|

3 MILES

| | | | |
|----------------------|---------------------------------|--|-----------------------------------|
| 64,178 Population | 22,272 Daytime Population | \$185,264 Average Household Income | 53,357 Estimated Households |
|----------------------|---------------------------------|--|-----------------------------------|

5 MILES

| | | | |
|-----------------------|---------------------------------|--|-----------------------------------|
| 117,253 Population | 41,744 Daytime Population | \$183,919 Average Household Income | 96,565 Estimated Households |
|-----------------------|---------------------------------|--|-----------------------------------|



COUNTRY MEADOWS

19523 Hess Road, Parker, CO 80134

Jack Lazzeri

Senior Associate

+1 303 981 6521

jack.lazzeri@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. [PD-193772]-V3



[CUSHMANWAKEFIELD.COM](https://www.cushmanwakefield.com)