

PRIME RETAIL FOR LEASE TEJAS SQUARE

11760 DISHA DRIVE, PARKER, CO 80134

TREVEY
COMMERCIAL



PROPERTY FEATURES

- 1,800 - 16,493 SF of Prime New Retail Space Available
- Excellent Location Adjacent to EchoPark Stadium
- Rare End-cap Drive-thru Opportunity for Coffee / QSR
- 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 Completed Summer 2025
- Excellent Connection to E-470 & I-25

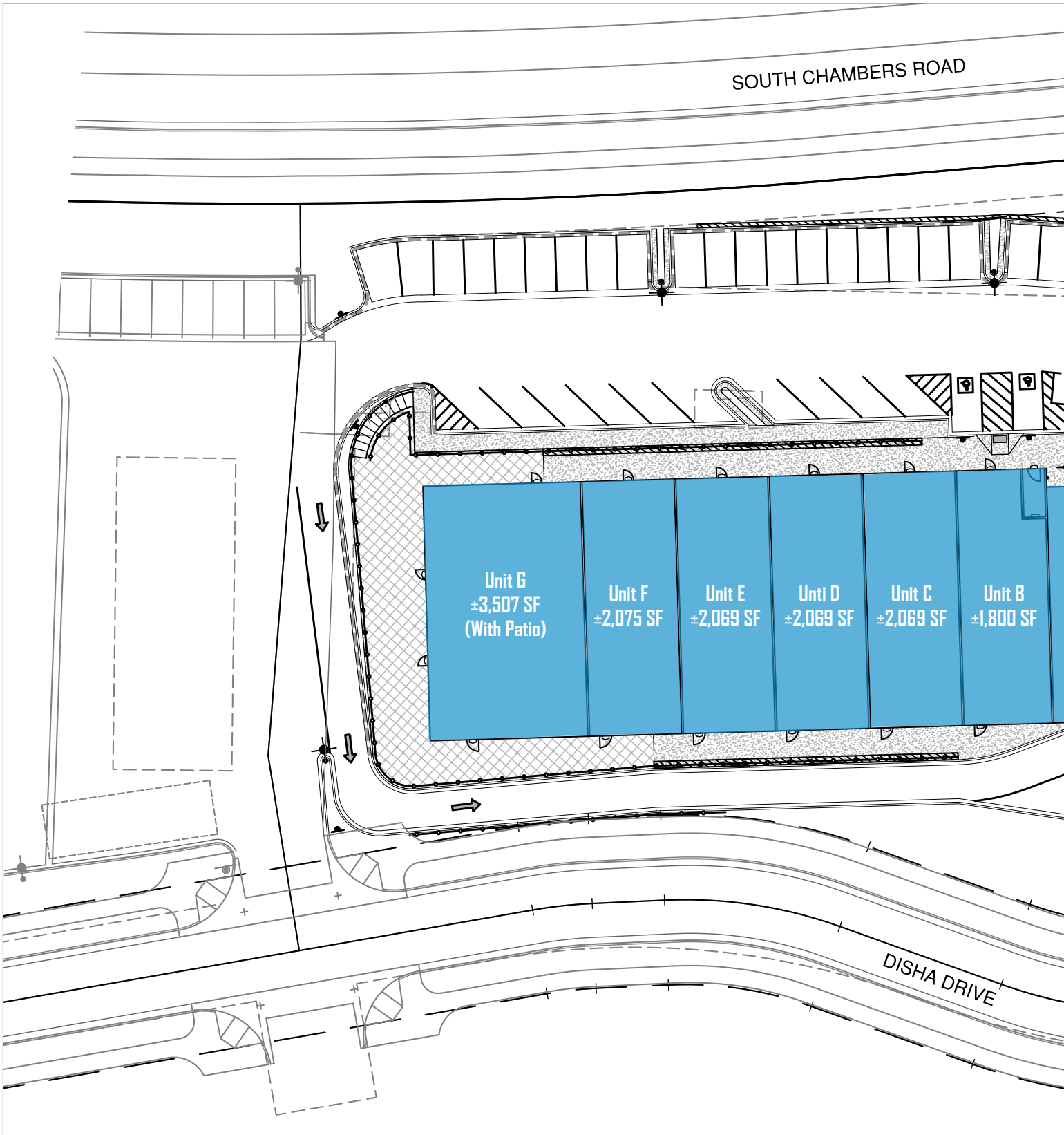
PROPERTY DETAILS

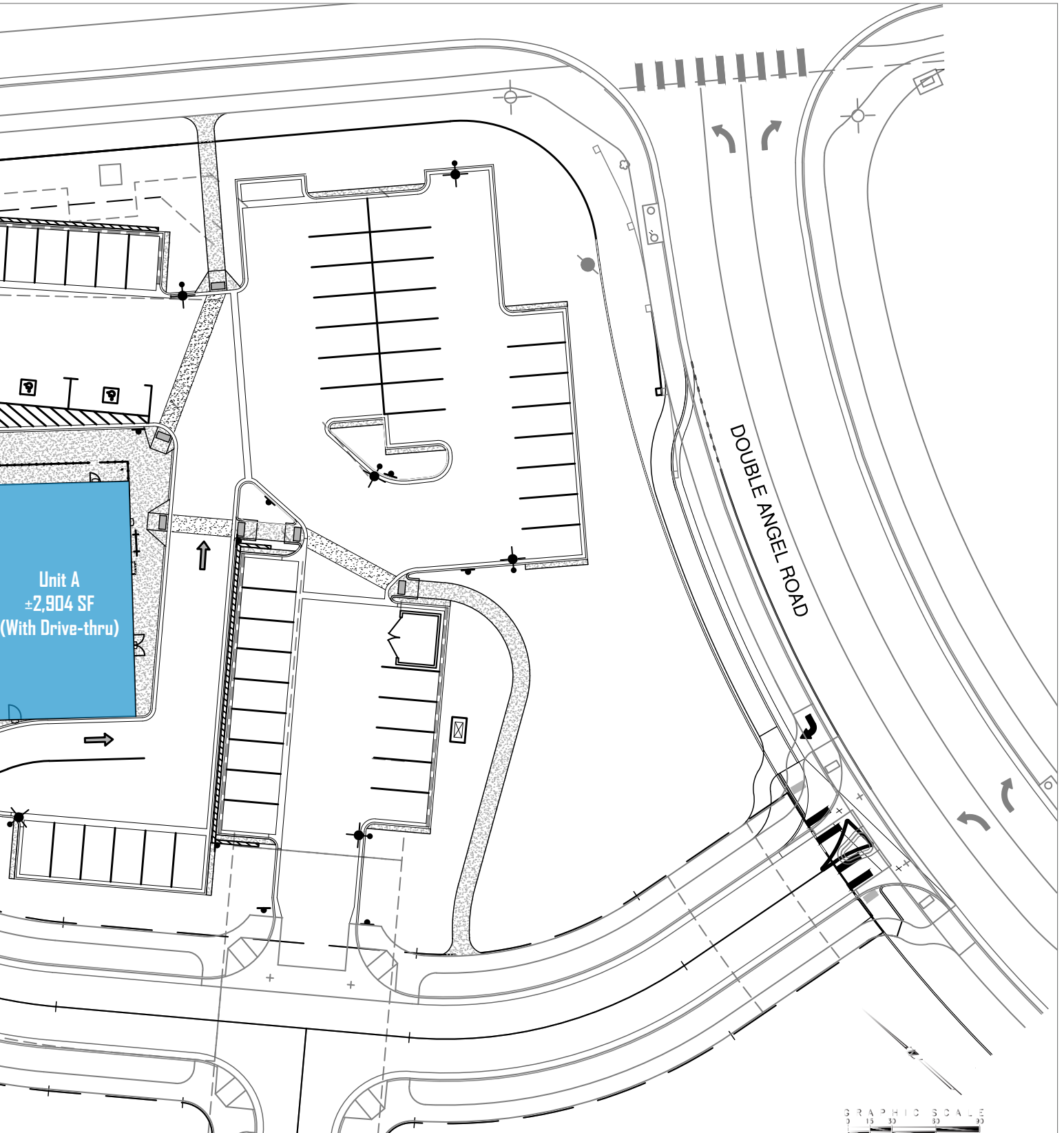
FOR LEASE	1,800 - 16,493 SF
LEASE RATE	\$40.00 / SF
NNN / CAM RATE	\$15.50 / SF (Estimate)
AVAILABLE	Q4-2026
PARKING RATIO	4.8/1,000 SF
BUILDING SIZE	16,493 SF
ZONING	Commercial / Retail
WATER / SANITATION	Parker Water & Sanitation
GAS / ELECTRIC	Xcel Energy / CORE
CITY / COUNTY	Parker / Douglas

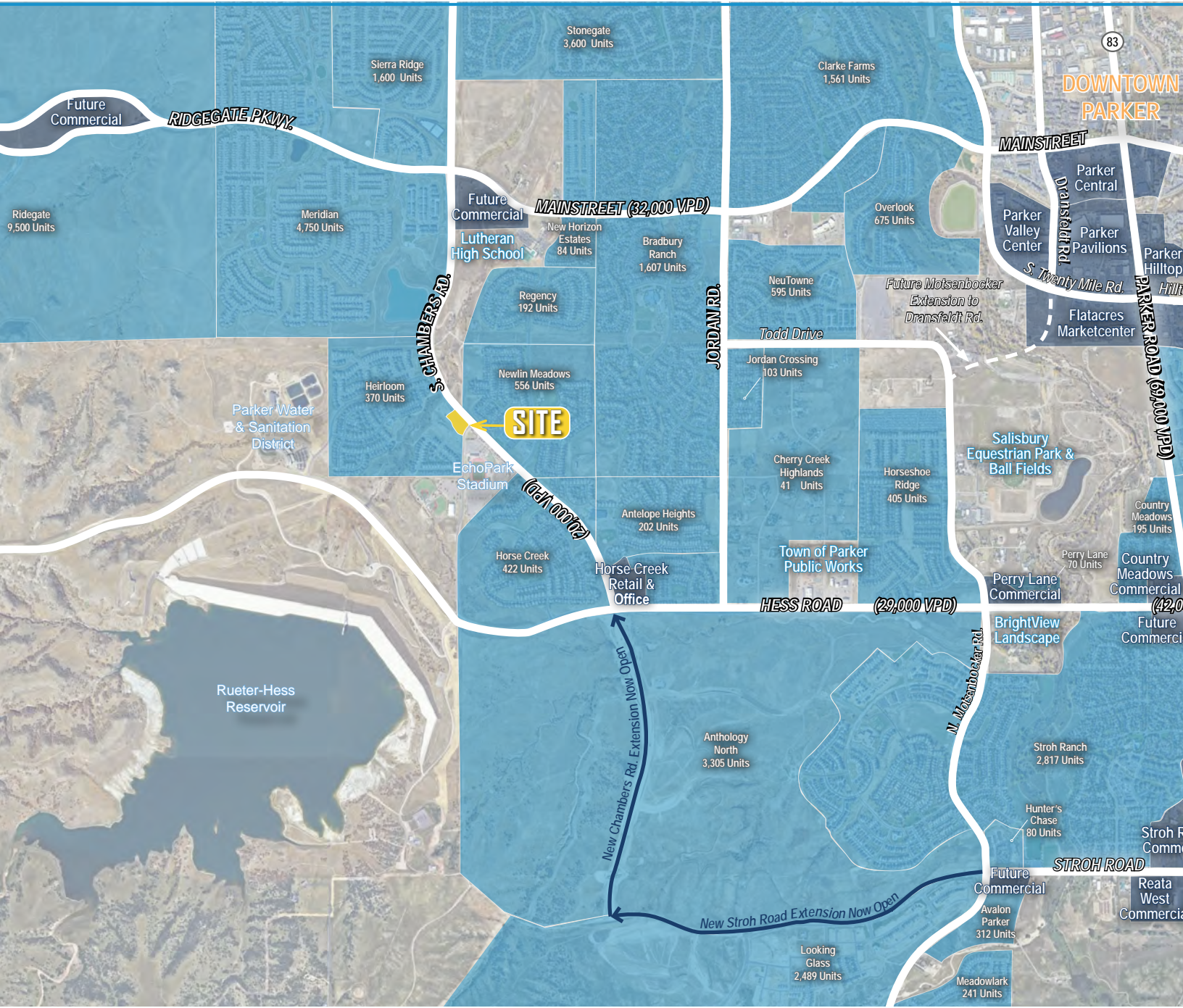
PRIME RETAIL FOR LEASE

11760 DISHA DRIVE, 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 ±111,000 Residents.
- 80134 is the 1st 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.

BROKERAGE DISCLOSURE