

COMMERCIAL / MIXED-USE FOR SALE

# AVALON PARKER

SEC OF STROH ROAD & CROWFOOT VALLEY ROAD, PARKER, CO 80134



TREVEY  
COMMERCIAL  
REAL ESTATE

Seeking Qualified Commercial Developer to Amenitize New Multi-Family Community in Parker, Colorado.



AvalonBay  
COMMUNITIES

## PROPERTY FEATURES

- 7.59 Acre Commercial / Mixed-Use Parcel Adjacent to 312 High-Quality Apartments to be Constructed by AvalonBay Communities
- Excellent Opportunity for Commercial / Retail Development Including 31 Multi-Family Units at Major Intersection in Exploding South Parker Market
- Surrounded by New Single Family Residential Developments (Looking Glass, Meadowlark, Anthology North and Trails at Crowfoot) and Hunter's Chase Condominiums
- Adjacent to the Stroh Ranch Soccer Park with Direct Access to Cherry Creek Trail
- Great location for Gas-convenience, QSR and Fast Casual Restaurants, Bank, Medical Office and Multi-Tenant Retail

## PROPERTY DETAILS

LOT INFORMATION	7.59 Acres m/l
PRICE	<b>\$4,500,000.00</b> (\$13.61 / SF) <i>Subject to Acceptable Development Proposal</i>
ZONING	P.D. Commercial / Mixed-Use
WATER / SANITATION	Parker Water & Sanitation
GAS / ELECTRIC	Xcel Energy / CORE
CITY / COUNTY	Parker / Douglas
FRONTAGE	620' on Stroh Road 440' on Crowfoot Valley

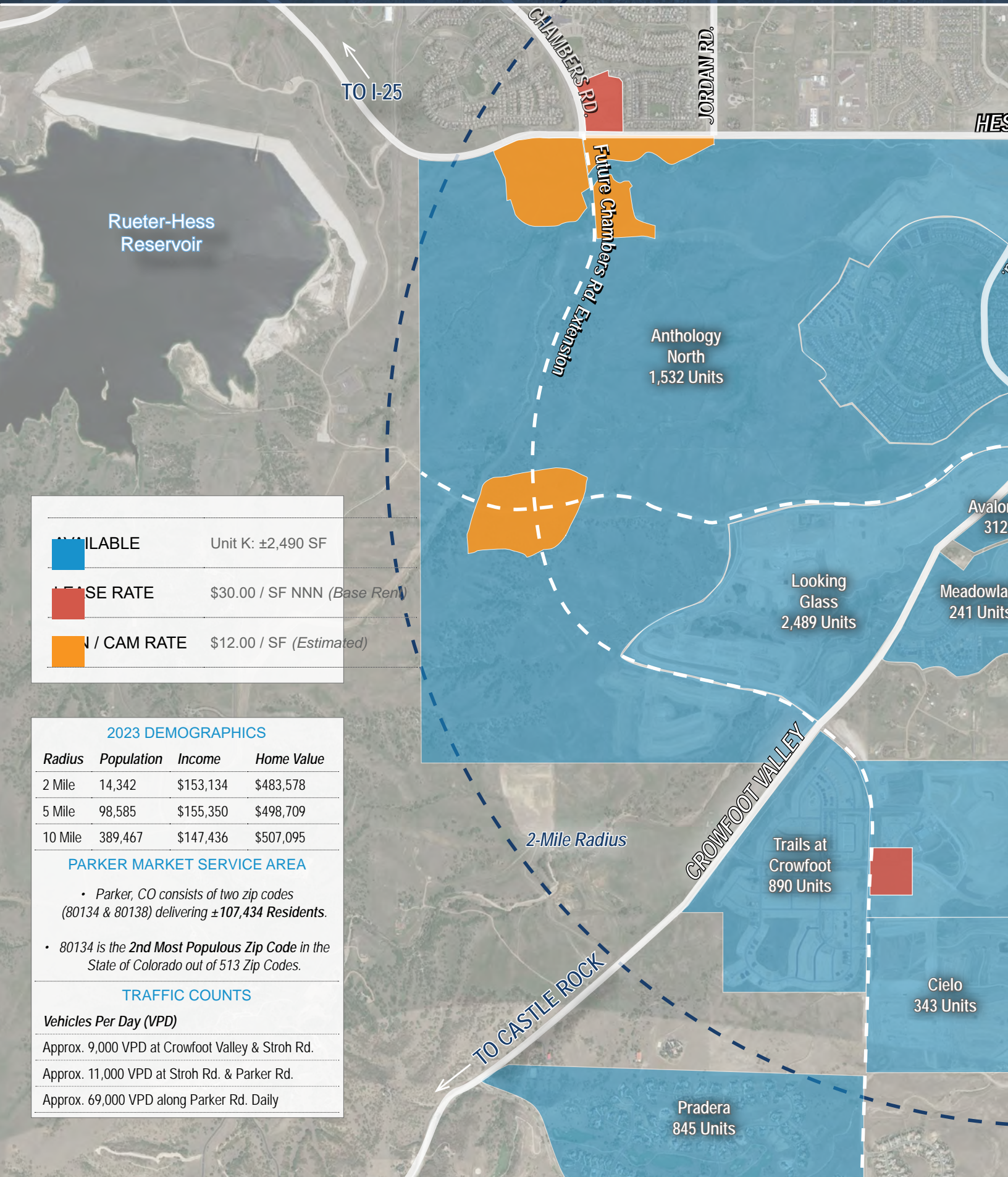
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# COMMERCIAL / RETAIL CENTER LAND FOR SALE

SOUTHEAST CORNER OF STROH & CROWFOOT VALLEY, PARKER, CO



<span style="color: blue;">■</span> AVAILABLE	Unit K: ±2,490 SF
<span style="color: red;">■</span> LEASE RATE	\$30.00 / SF NNN (Base Rent)
<span style="color: orange;">■</span> CAM / CAM RATE	\$12.00 / SF (Estimated)

**2023 DEMOGRAPHICS**

Radius	Population	Income	Home Value
2 Mile	14,342	\$153,134	\$483,578
5 Mile	98,585	\$155,350	\$498,709
10 Mile	389,467	\$147,436	\$507,095

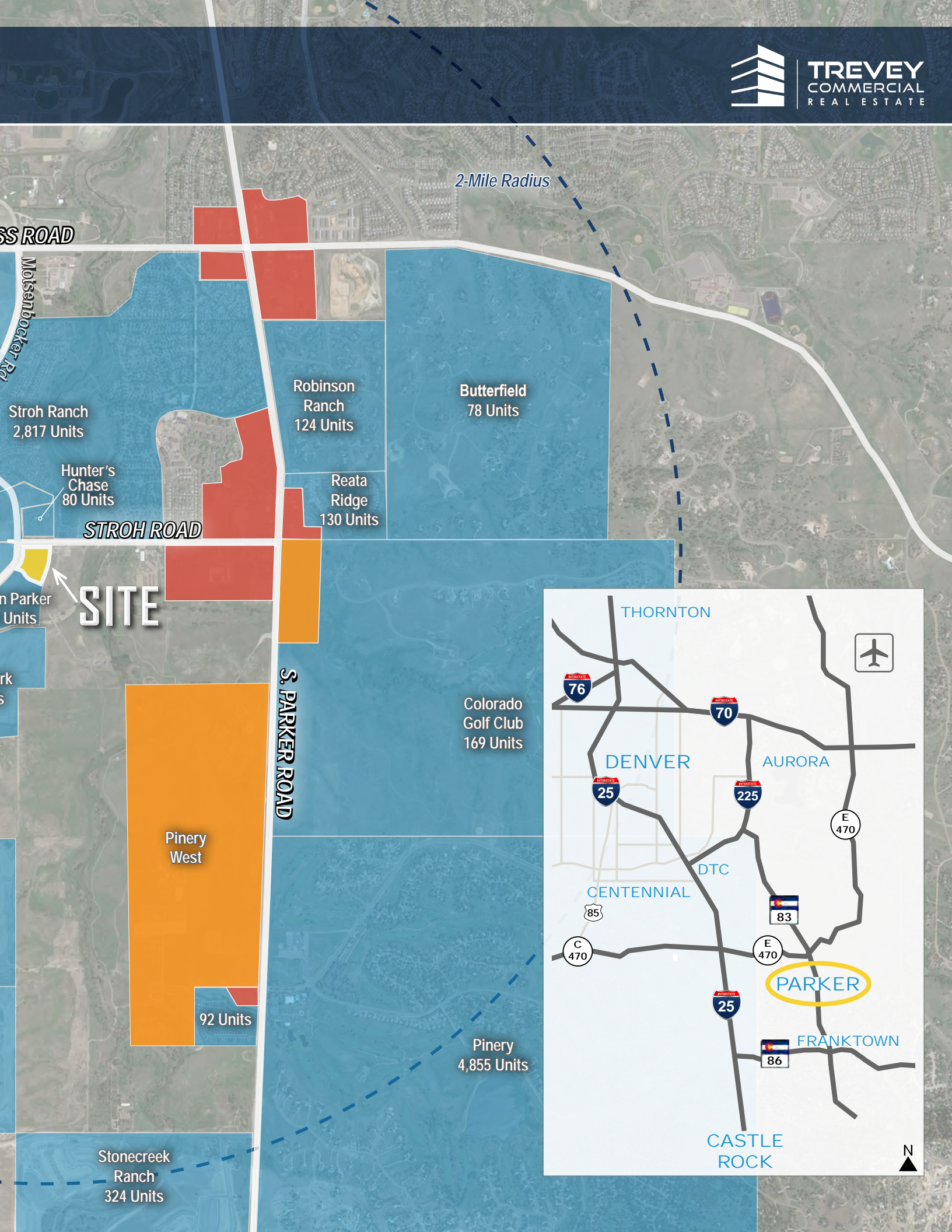
**PARKER MARKET SERVICE AREA**

- 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. 9,000 VPD at Crowfoot Valley & Stroh Rd.
Approx. 11,000 VPD at Stroh Rd. & Parker Rd.
Approx. 69,000 VPD along Parker Rd. Daily



## PROPERTY OFFERING:

Trevey Commercial, acting as exclusive agent on behalf of AvalonBay Communities, Inc. is pleased to offer the Commercial / Mixed-Use component of the recently approved Avalon Parker project for sale. This 7.59-acre parcel is located at the SEC of Stroh Road and Crowfoot Valley Road and is planned for development along with 312 high-quality apartments at Avalon Parker. The Commercial / Mixed-Use component of the overall development is intended to provide high quality commercial and retail services to the residents of Avalon Parker and the surrounding residential developments at this key intersection. Only the full 7.59-acre parcel will be available for purchase and AvalonBay will not consider any offers based on the subdivision of the property for the sale of individual lots or pad sites under any kind of proposal.

## ZONING AND ALLOWED USES:

The entire Avalon Parker project consisting of 33.4 acres has recently been annexed and zoned in the Town of Parker under the Avalon Parker Planned Development with specific uses and development requirements already defined. The Planned Development Guidelines allow for a wide range of uses in the Commercial / Mixed-Use component (Planning Area #1) including automotive fuel sales (gas-convenience), QSR (fast-food with drive-thru), banks, restaurants, office, medical, veterinarian, recreation and multi-tenant retail uses either as a use by right or under use by special review approval.

As a part of the zoning approvals granted for the overall project, AvalonBay Communities secured the rights for constructing a total of 343 multi-family units. The current plans for the residential planning area of the project (Planning Areas #2, #3 & #4) will utilize 312 of those units, leaving 31 multi-family units available for development in the Commercial / Mixed-Use parcel. The Planned Development envisions those units being delivered as a part of a true mixed-use building with retail shops below the 31 multi-family units. This building would be limited to 4 stories or a 65-foot building height, which would be adequate to accommodate both uses.

- The Avalon Parker Planned Development Guide is available here:

[AvalonParkerPD](#)

## CONDITION OF DELIVERY:

AvalonBay Communities is concurrently processing a Site Plan application for the residential component of the project along with a Minor Development Plat (subdivision plat) for the creation of the 7.59-acre Commercial / Mixed-Use parcel. The property will be delivered with all Public Improvements completed by AvalonBay including any off-site R.O.W. dedications, perimeter roadway and drainage improvements and with access to all utilities available in adjacent utility easements (utilities will not be stubbed inside of the property line). On-site stormwater detention and any internal roadway improvements shall be the responsibility of the Buyer as final developer of the subject property. All Public Improvements required by the Town of Parker for the delivery of this parcel as a build-ready tract including primary access improvements, utility construction and grading shall be completed by AvalonBay during the construction and development of the overall project.

- The Avalon Parker Minor Development Plat & Site Engineering documents are available here:

[AvalonParkerMDP-Engineering](#)

## CONDITION OF DEVELOPMENT:

Prior to the issuance of building permits for the second commercial building within Planning Area #1, as shown on the Development Plan (the "Commercial Planning Area"), the Property Owner shall submit a site plan application for a multi-tenant commercial building. This multi-tenant commercial building shall be constructed and receive a certificate of occupancy, temporary or otherwise, prior to the issuance of building permits for the fourth building within Planning Area #1. This multi-tenant commercial building shall consist of a minimum of three tenants and eight thousand square feet total building size.

## CONTENT AND QUALIFICATION OF ACCEPTABLE OFFERS:

This offering is intended to identify a qualified Commercial / Mixed-Use developer to perform as a fellow stakeholder in the Avalon Parker project to deliver on the vision for Planning Area #1. An overall Conceptual Plan for final development will be required with the submittal of any offer, and all offers will be considered subject to AvalonBay's approval of that plan. There is no interest in allowing the property to simply be subdivided into lots and resold to undetermined users at some point in the future. AvalonBay understands that the purchase of the property will most likely be subject to final approvals with the Town of Parker for the Buyer's own Site Plan / Minor Development Plat and is willing to accept entitlement contingent offers from a qualified and committed developer with the right plan. Delivery of the property for final development is anticipated by Q2 2025.



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