

PRIME RETAIL / RESTAURANT / OFFICE SPACE FOR LEASE

# HORSE CREEK MULTI-TENANT COMMERCIAL

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

**TREVEY**  
COMMERCIAL



## 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

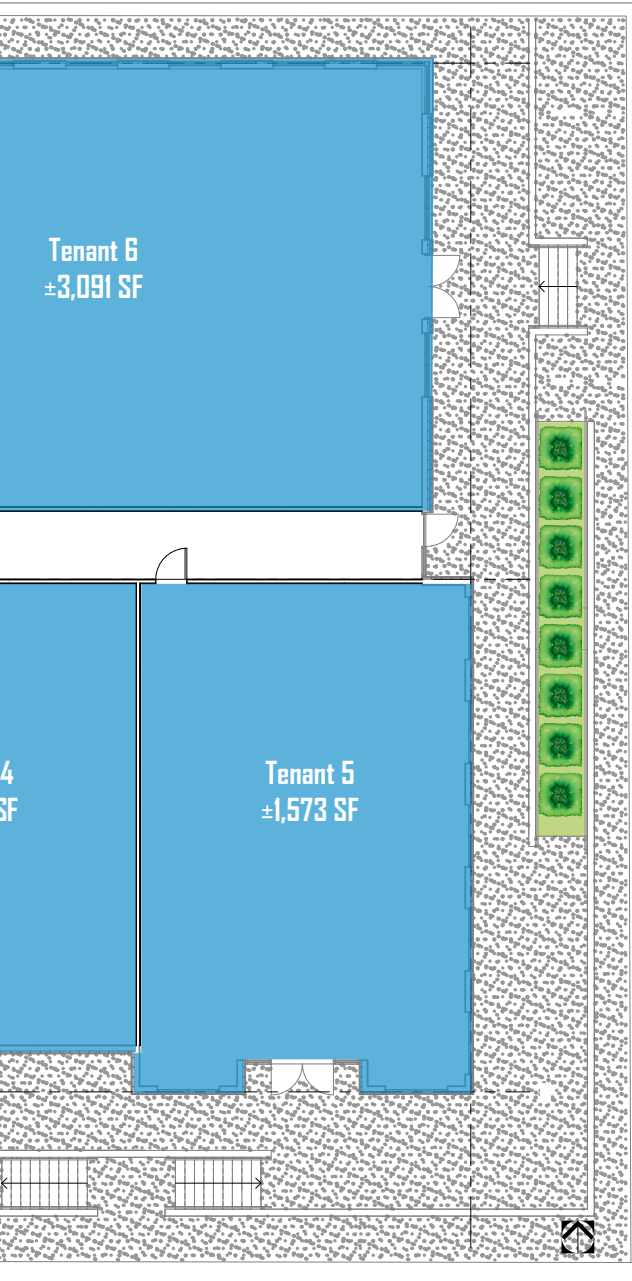
NEC OF S. CHAMBERS RD. & HESS ROAD, PARKER, CO 80134

## SITE PLAN



DEMOGRAPHICS				PARKER MARKET SERVICE AREA	TRAFFIC COUNTS
<b>Radius</b>	<b>Population</b>	<b>Income</b>	<b>Home Value</b>	<ul style="list-style-type: none"> <li>Parker, CO consists of two zip codes (80134 &amp; 80138) delivering <b>±111,000 Residents</b>.</li> </ul>  <ul style="list-style-type: none"> <li>80134 is the <b>1st Most Populous Zip Code</b> in the State of Colorado out of 513 Zip Codes.</li> </ul>	<b>Vehicles Per Day (VPD)</b>
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

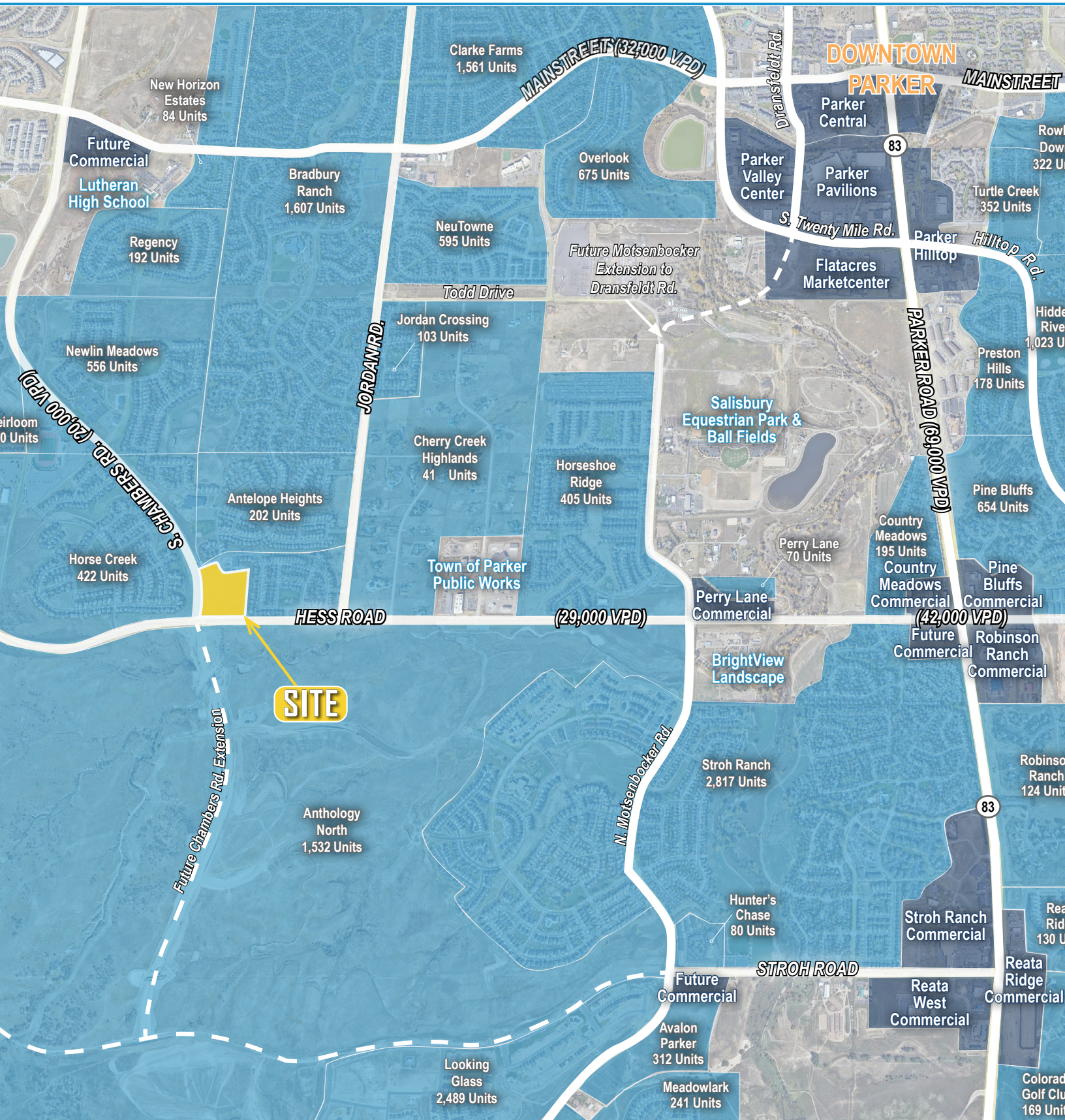
## SITE LOCATION



# HORSE CREEK RETAIL & OFFICE BUILDING

**FOR LEASE**

Retail / Restaurant / Office



**TREVEY**  
COMMERCIAL

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