

PRIME RETAIL / RESTAURANT / OFFICE SPACE FOR LEASE

HORSE CREEK MULTI-TENANT COMMERCIAL

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



TREVEY
COMMERCIAL
REAL ESTATE



Southwest Perspective



Northwest Perspective



Southeast Perspective

PROPERTY FEATURES

- 1,388 - 15,867 SF of New Retail / Restaurant / Office Space
- Available Summer 2026
- 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

TREVEY COMMERCIAL

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RETAIL / RESTAURANT / OFFICE FOR LEASE

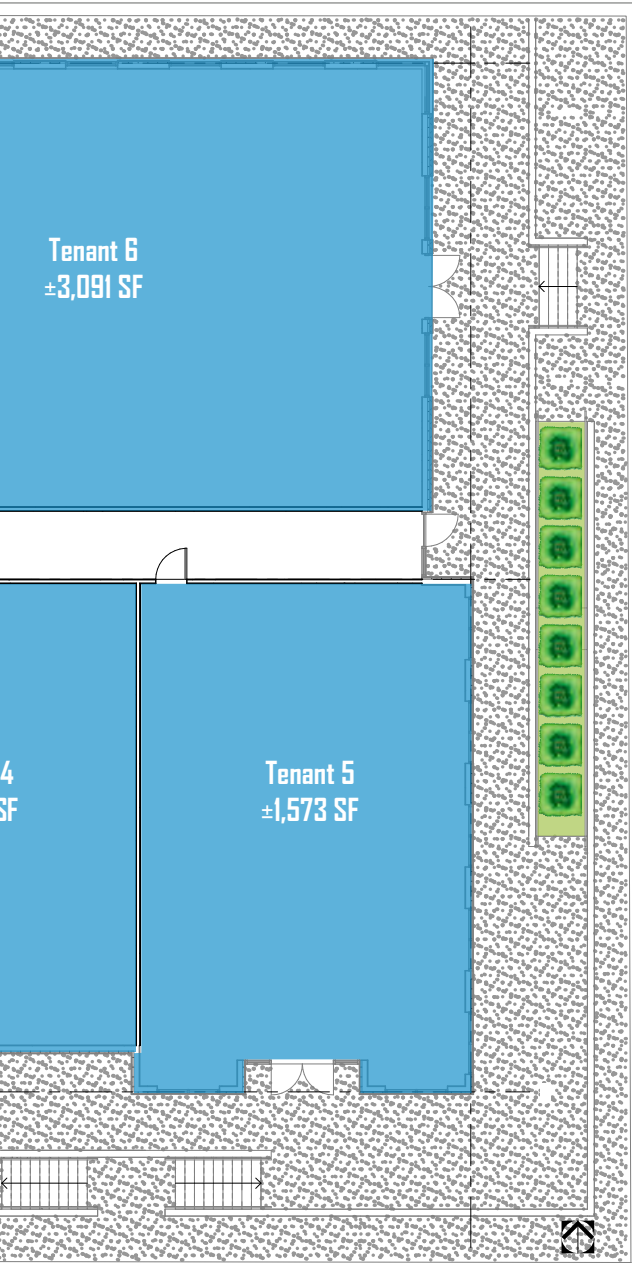
NORTHEAST CORNER OF CHAMBERS & HESS, PARKER, CO

SITE PLAN



DEMOGRAPHICS				PARKER MARKET SERVICE AREA	TRAFFIC COUNTS
Radius	Population	Income	Home Value	Town of Parker COLORADO 80134 is the 2nd Most Populous Zip Code in the State of Colorado out of 513 Zip Codes.	Vehicles Per Day (VPD)
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

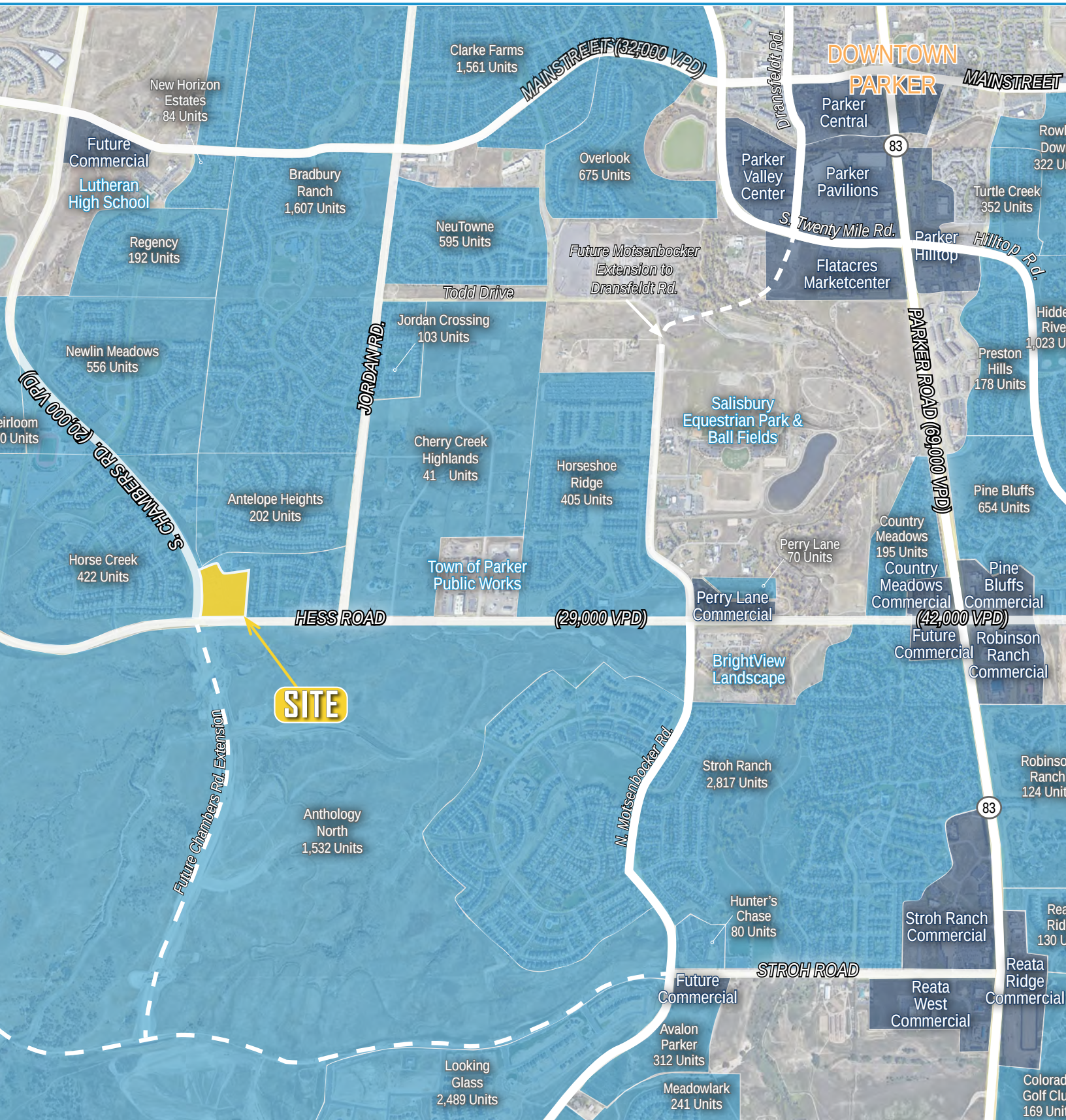
SITE LOCATION



HORSE CREEK RETAIL & OFFICE BUILDING

FOR LEASE

Retail / Restaurant / Office



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Please call to confirm current property status and accuracy of information contained herein.