

19585 HESS ROAD

Parker, CO 80134

BUILDING C | UNIT 107 (C7) | 1,300 SF



AVAILABLE

FOR LEASE

Patrick McGlinchey / Managing Director / +1 210 303 3149 / patrick.mcglinchey@cushwake.com
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PROPERTY HIGHLIGHTS

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AVAILABLE

1,300 SF

BASE RENT

\$35.00/SF

NNN

\$17.00/SF

MONTHLY RATE

\$5,633

CITY/COUNTY

Parker/Douglas

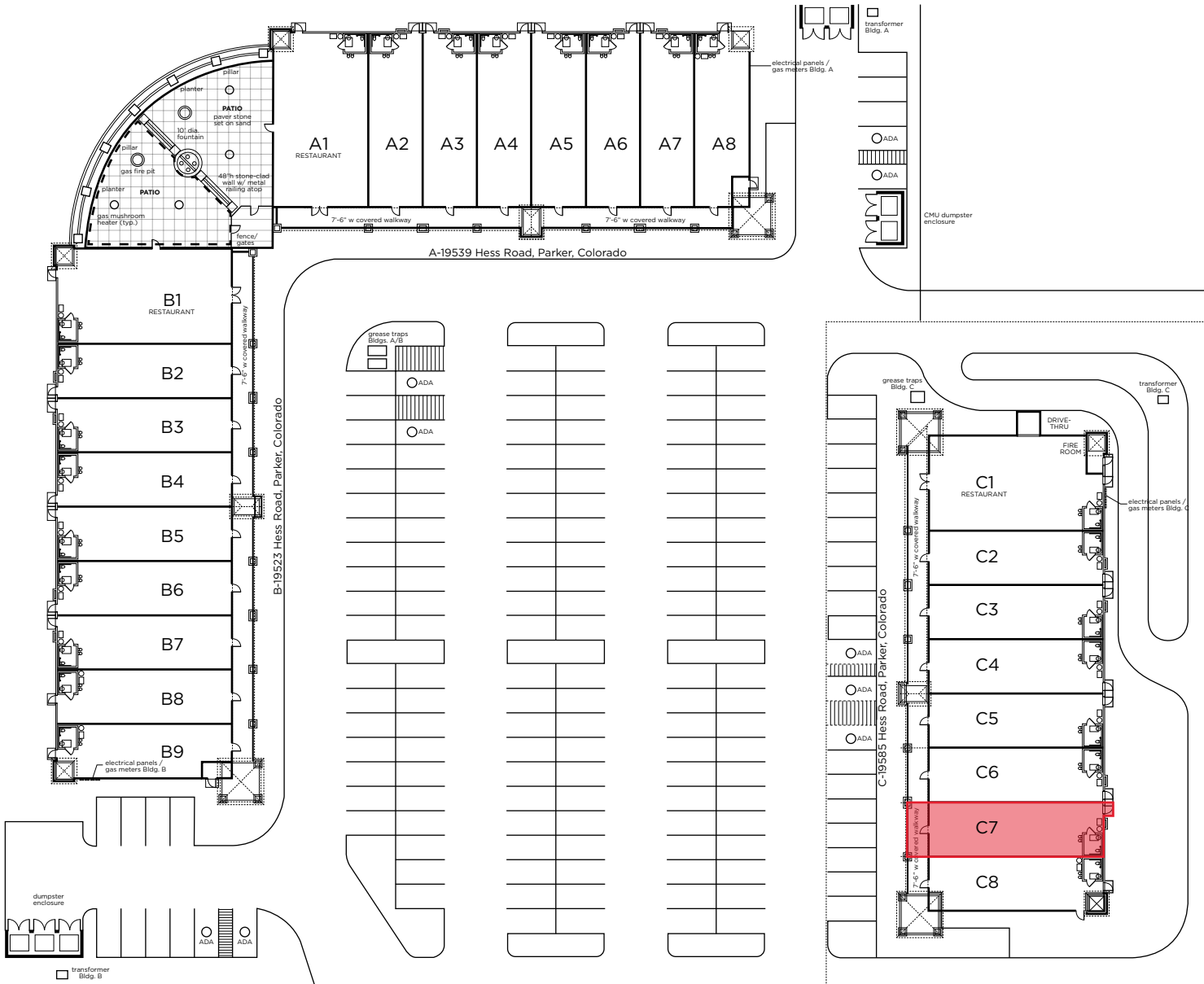
ABOUT THE PROPERTY

- Second generation bakery
- Two large ovens - width of 4'7" & depth of 3'1"
- Unit has two vents venting through roof
- Electrical Capacity: 200 Amps
- Grease Trap Connection
- 100 gallon water heater
- Walk-in Cooler & Freezer - 7'6" x 7'6"
- 5,000+ new homes under construction south of Hess Road
- Kaiser Permanente constructing 30,000 SF of office at intersection



SITE PLAN

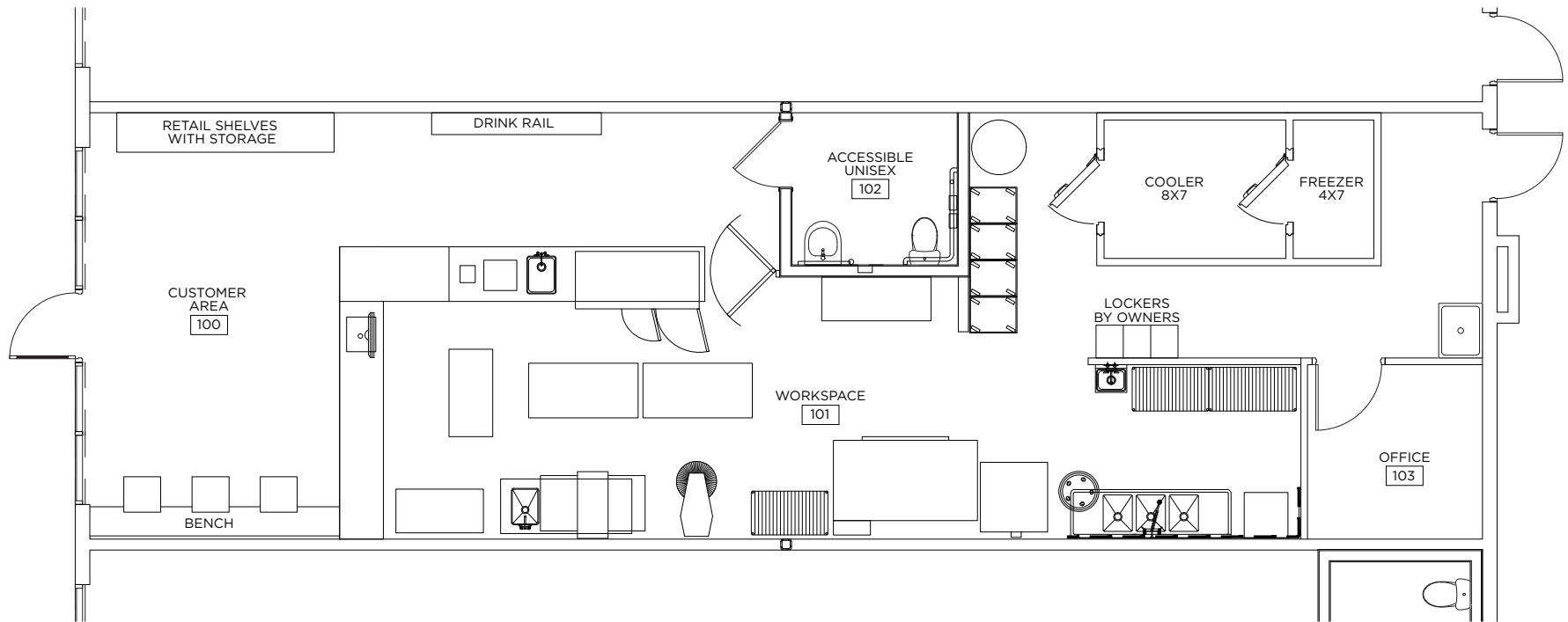
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TENANT LIST	
UNIT	NAME
A1	WolfPeach Restaurant
A2	iSight Optometry
A3	Community Mud Pottery
A4	State Farm
A5	Inta Juice
A6	Sharkey's Cuts for Kids
A7	Tipsy Nails
A8	Gold Buyers

TENANT LIST	
UNIT	NAME
B1	Korean BBQ Restaurant
B2	Fiction Brewing Company
B3	Fiction Brewing Company
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	AVAILABLE - 1,300 SF
C8	Prime IV Hydration Bar



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AERIAL MAP

BUILDING C | UNIT 107 (C7) | 1,300 SF



Monarch Academy

SITE

DISCOUNT TIRE

HCA HealthONE

Starbucks Orangetheory

KAISER PERMANENTE®
30,000 SF CAMPUS

FUTURE RETAIL EXPANSION

COOPERSTONE CAR WASH

GREEN DENTAL

SERVICE TIRE & AUTO REPAIR

7 ELEVEN

FUZZY'S TACO SHOP

HOODWIND MONES

Jersey Mike's Subs

HESS ROAD 27,000 VPD

Advance Auto Parts

HURTS DONUT ARTISAN PIZZA

brakes plus

Sinclair

INDIAN GROCERY STORE

TAKODA TAVERN

VETERINARY CENTER

NATE DRIVE

SOUTH PARKER ROAD 50,000 VPD

COCKRIEL DRIVE

Big Tool Box

AMENITIES MAP

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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

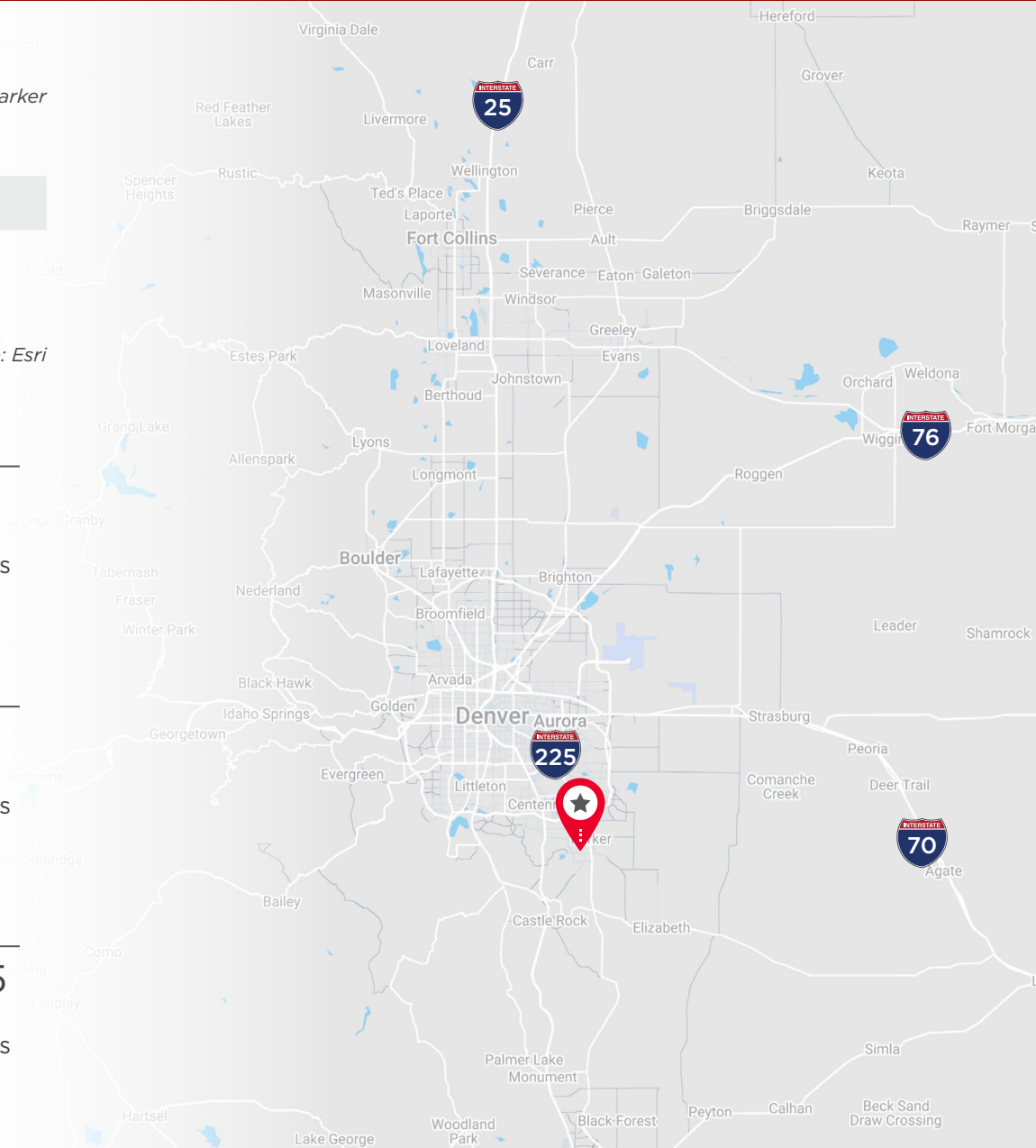
10,467 Population	3,890 Daytime Population	\$174,874 Average Household Income	8,082 Estimated Households
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3 MILES

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

117,253 Population	41,744 Daytime Population	\$183,919 Average Household Income	96,565 Estimated Households
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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.