



HIGHLIGHTS

- ▶ New retail pad sites at Chambers Rd & Hess Rd in Parker
- ▶ Chambers Rd has been designated to become the primary north/south arterial through Parker and will carry the highest amount of traffic upon completion
- ▶ Chambers Rd is scheduled to connect to Hess Rd in summer 2024
- ▶ Directly south of Hess Rd (where Chambers will extend) are currently 17 new residential developments totaling over 14,000 new homes that are either planned, approved or under construction
- ▶ High income demographics

DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
Estimated Population	4,751	51,691	116,563
Avg. Household Income	\$184,398	\$166,332	\$162,058
Employees	186	12,120	42,210
Businesses	31	1,497	3,464

Source: ESRI 2022

CONTACT BROKER

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HESS RD & CHAMBERS RD
PARKER, CO



37,451 - 81,715 SF



Available Immediately

TRAFFIC COUNTS

LOCATION	CARS/DAY	PROJECTED 2035 CARS/DAY
ON CHAMBERS RD N HESS RD	15,117	51,505
ON CHAMBERS RD S HESS RD		50,900
ON HESS RD E OF CHAMBERS RD	22,687	46,650

Source: Rick Engineering & Town of Parker

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HESS RD & CHAMBERS RD

SITE PLAN

AVAILABLE PADS

SITE #	SIZE (SF)
5	81,715
6	39,847
7	38,116
9	33,976

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