

PARKER STADIUM SHOPS

RETAIL FOR LEASE
11707 DISHA DRIVE, PARKER, CO

PRIME RETAIL FOR LEASE
PARKER STADIUM SHOPS
11707 DISHA DRIVE, PARKER, CO 80134



PROPERTY FEATURES

- 1,800 - 16,493 SF of Prime New Retail Space Available
- Excellent Location Adjacent to EchoPark Stadium
- Rare End-cap Drive-thru Opportunity for Coffee / QSR
- Ideal End-cap Location with Patio for a Brewery / Restaurant
- Tenant Finish Allowance Negotiable
- Q2-2026 Delivery
- Anchored within Strong Residential Developments / National Coffee User
- 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 Completed Summer 2025
- Excellent Connection to E-470 & I-25

PROPERTY DETAILS

FOR LEASE	1,800 - 16,493 SF
LEASE RATE	\$40.00 / SF
NNN / CAM RATE	\$15.50 / SF (Estimate)
AVAILABLE	Q2-2026
PARKING RATIO	4.8/1,000 SF
BUILDING SIZE	16,493 SF
ZONING	Commercial / Retail
WATER / SANITATION	Parker Water & Sanitation
GAS / ELECTRIC	Xcel Energy / CORE
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	33,321	\$177,827	\$660,776
5 Mile	144,501	\$146,166	\$632,286
10 Mile	600,062	\$151,197	\$640,010

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. 12,300 VPD on Chambers Rd.
Approx. 15,000 VPD on Hess Rd.
Approx. 69,000 VPD on Parker Rd.



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Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change. Please call to confirm current property status and accuracy of information contained herein.

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COMMERCIAL / RETAIL CENTER LAND FOR SALE

NORTHEAST CORNER OF CHAMBERS & HESS, PARKER, CO

SITE PLAN

