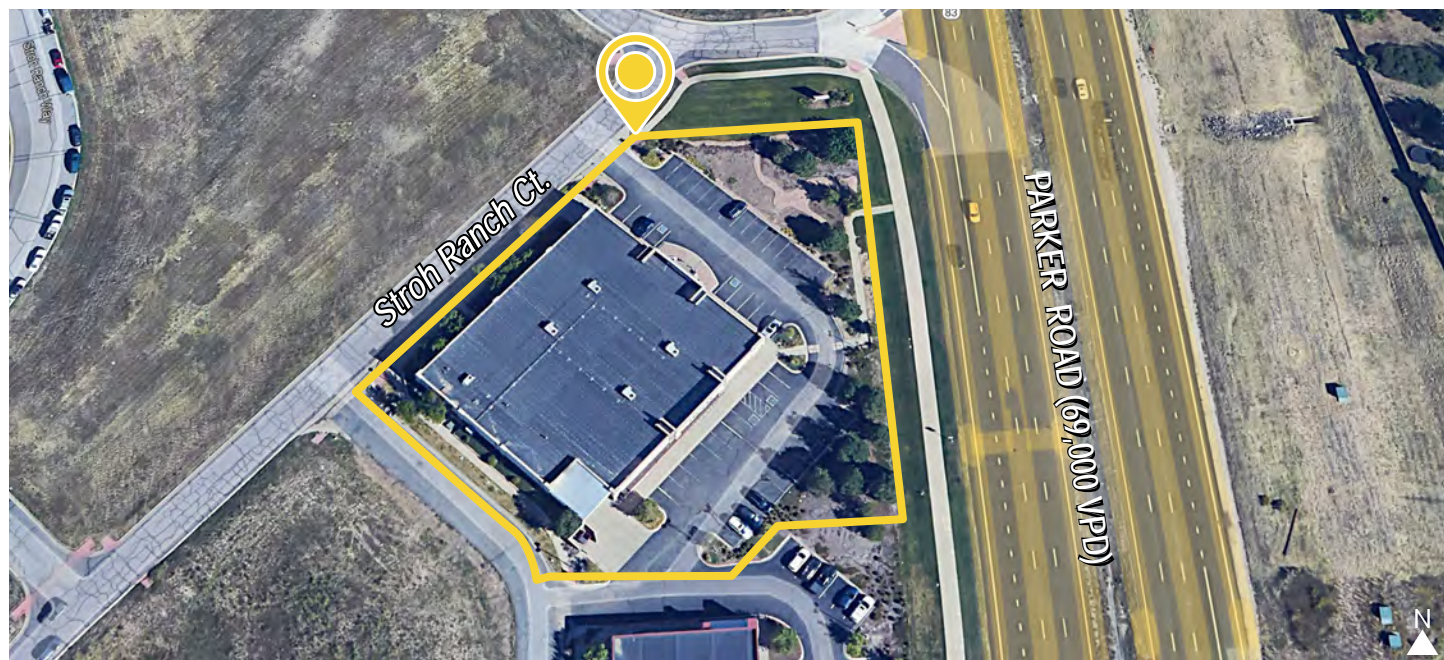


**SITE AERIAL**



**DEMOGRAPHICS**

Radius	Population	Income	Home Value
2 Mile	22,629	\$160,673	\$620,543
5 Mile	115,787	\$159,341	\$651,881
10 Mile	432,552	\$153,902	\$647,586

\*2028 Projected Population

**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. 11,000 VPD at J Morgan Blvd. & Parker Rd.
Approx. 40,500 VPD at Stroh Rd. & Parker Rd.
Approx. 69,000 VPD on Parker Rd.

**LA-Z-BOY RETAIL**



**OWNER-USER OPPORTUNITY!**



**PROPERTY DETAILS**

AVAILABLE	±20,375 SF on ±1.56 AC
PRICE	\$5,950,000 (\$292/ SF)
TAXES	\$85,707 (2024 Est.)
LOADING	One (1) 8' x 10' Dock Door
PARKING	2.45:1000 (48 Spaces)
ZONING	Commercial
POWER	600 AMP / 3-Phase
Y.O.C.	2004
WATER / SANITATION	PWSD (Parker Water & Sanitation District)
CITY / COUNTY	Parker / Douglas

**PROPERTY FEATURES**

- Wide Span Owner / User Retail Building for Sale or Lease
- Currently Leased by La-Z-Boy Incorporated thru July 2025
- **Do Not Disturb Tenant / Showings by Appointment Only**
- 20,375 SF Free Standing Building with 16,400 SF Showroom
- 8' x 10' Roll-up Door with Loading Dock
- 15' Clear Height in Warehouse Area
- EPDM Rubber Roof Replaced in 2022 with 20-year Warranty
- Freshly Sealed and Striped Parking Lot
- Fully Sprinkled Building
- Owner / Tenant Advertising on Monument Sign Available
- Adjacent to King Soopers Shopping Center and Walgreen's
- Located in High Demographic, Fast Growing South Parker Market
- ±300' of Frontage on Parker Rd. / SH 83



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[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

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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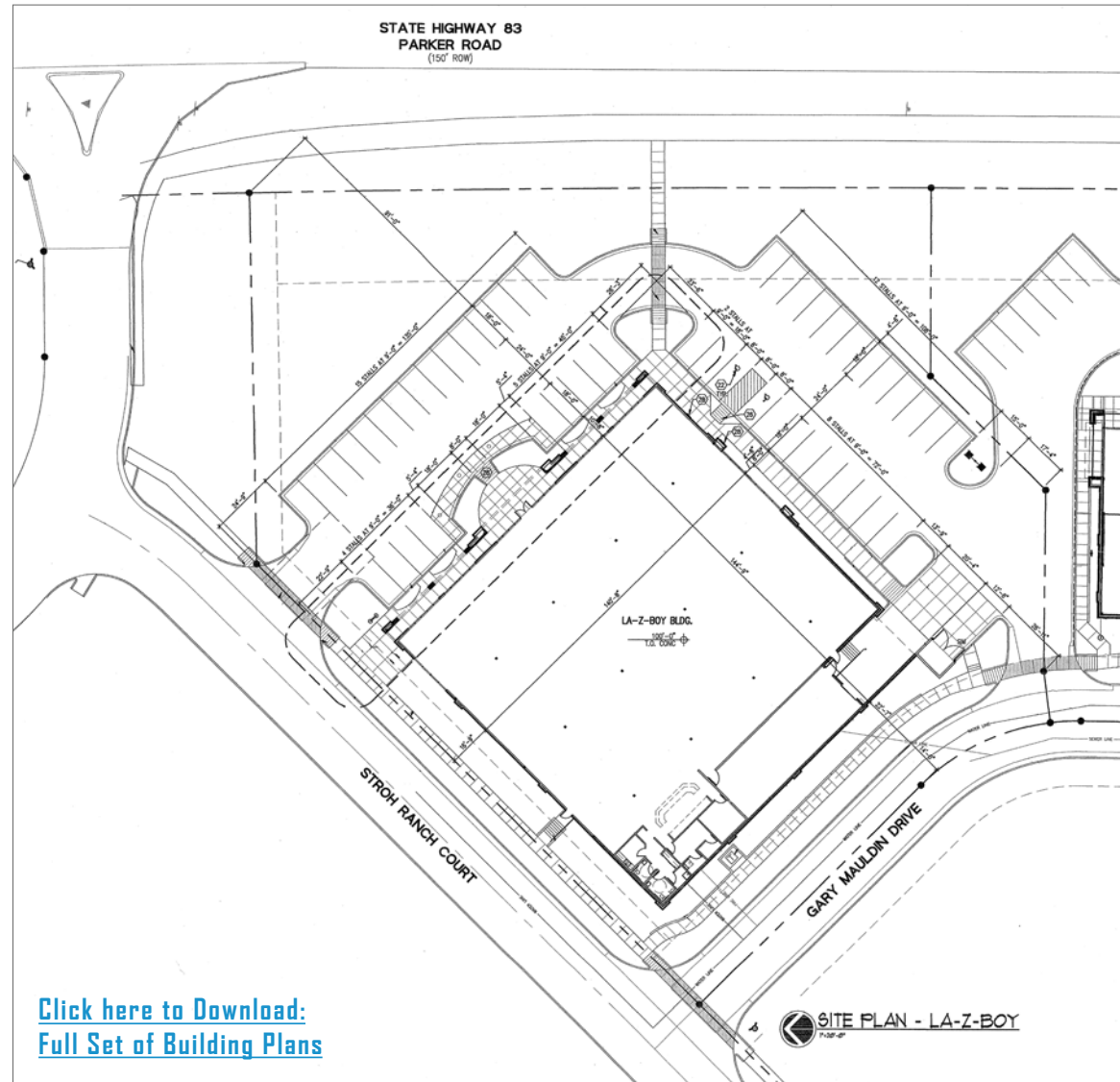
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# LA-Z-BOY RETAIL

12810 STROH RANCH CT., PARKER, CO 80134

## BUILDING LAYOUT



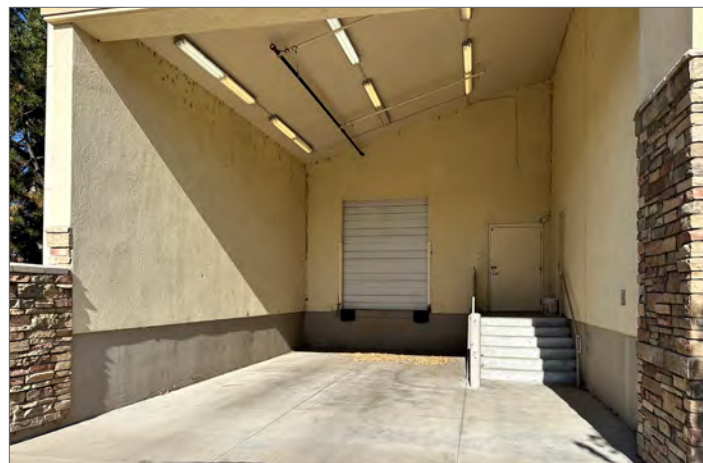
## SURROUNDING AREA



Facing South



Facing North



Loading Dock



Monument Sign