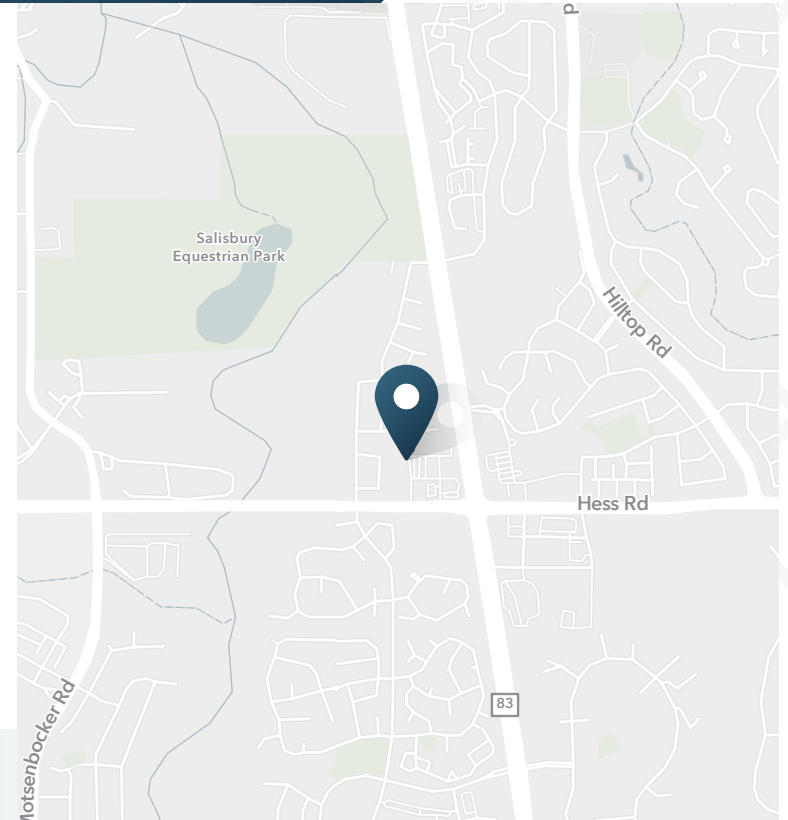


Country Meadows

19539 Hess Rd | Parker, CO



AVAILABLE

1,265 SF

BASE RENT

\$32.00/SF NNN

NNN

\$14.00/SF

MONTHLY

\$4,849/Month

ABOUT THE PROPERTY

- Fully built out chiropractic office with high end finishes
- Join the most vibrant neighborhood center in Parker! Country Meadows is a premier destination center for goods & services w/ thriving food & beverage tenants & a wide array of service establishments, all while being one of the most important intersections in S. Parker, due to Parker being the main N-S arterial in town, & Hess going to I-25 to the W & turning into Hilltop (main rd for Elbert County services) to the E.
- 5,000+ new homes under construction south of Hess Rd
- Kaiser Permanente constructing 30,000 SF of office at intersection

CONTACT

Jack Lazzeri | 303.295.4841 | jack.lazzeri@srsre.com

DEMOGRAPHICS

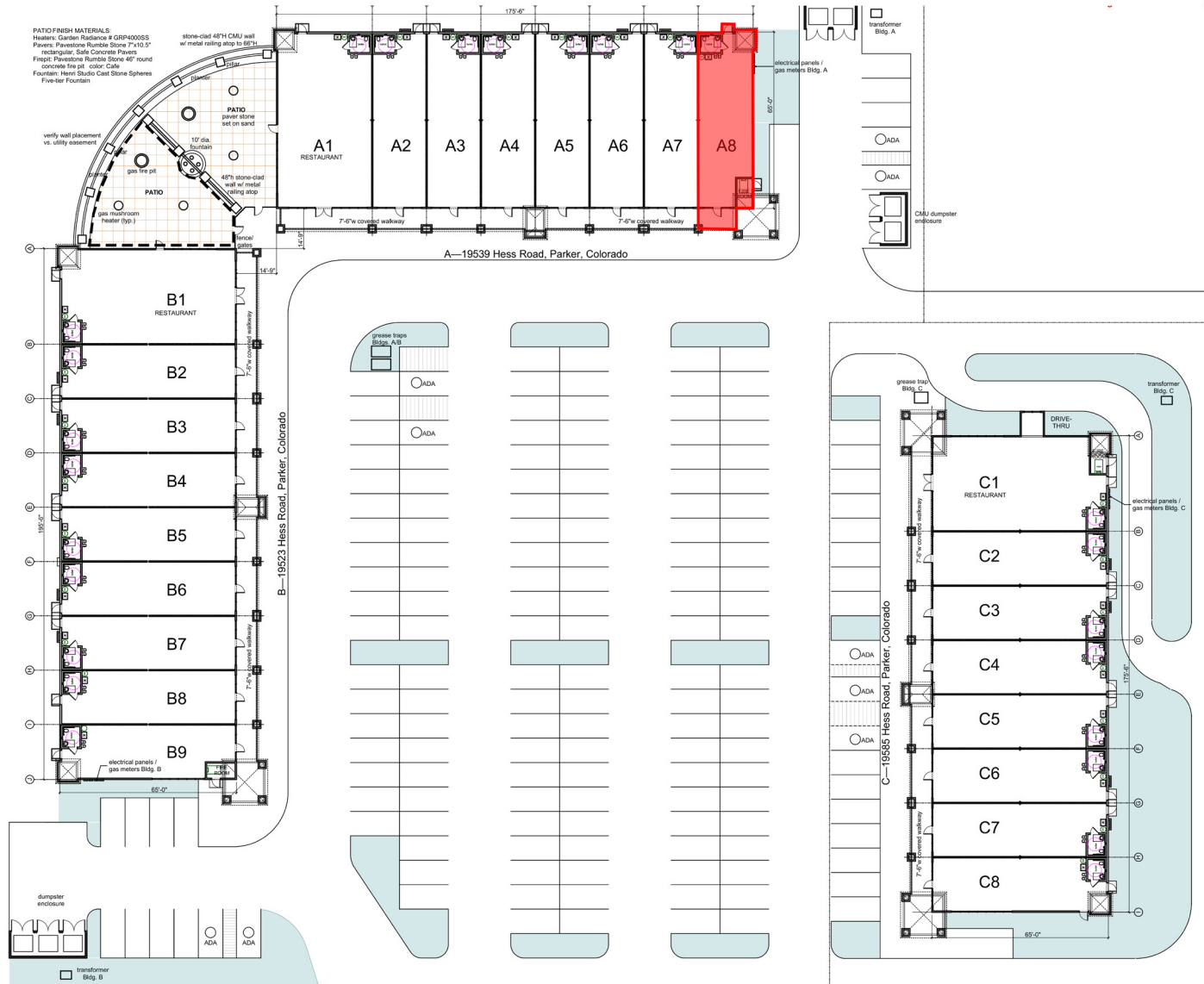
| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|-----------|-----------|-----------|
| Population | 10,467 | 64,178 | 117,253 |
| Total Households | 3,890 | 22,272 | 41,744 |
| Avg. Household Income | \$174,874 | \$185,264 | \$183,919 |
| Daytime Population | 8,082 | 53,357 | 96,565 |
| Year: 2025 Source: Esri | | | |

TRAFFIC COUNTS

| | |
|-------------------------------------|------------|
| Hess Rd: w/o Parker Rd | 27,000 VPD |
| S Parker Rd: n/o Hess Rd | 50,000 VPD |
| Year: 2025 Source: Town of Parker | |

Country Meadows

19539 Hess Rd | Parker, CO



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 | AVAILABLE - 1,265 SF |

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 - NOT A PART

UNIT NAME

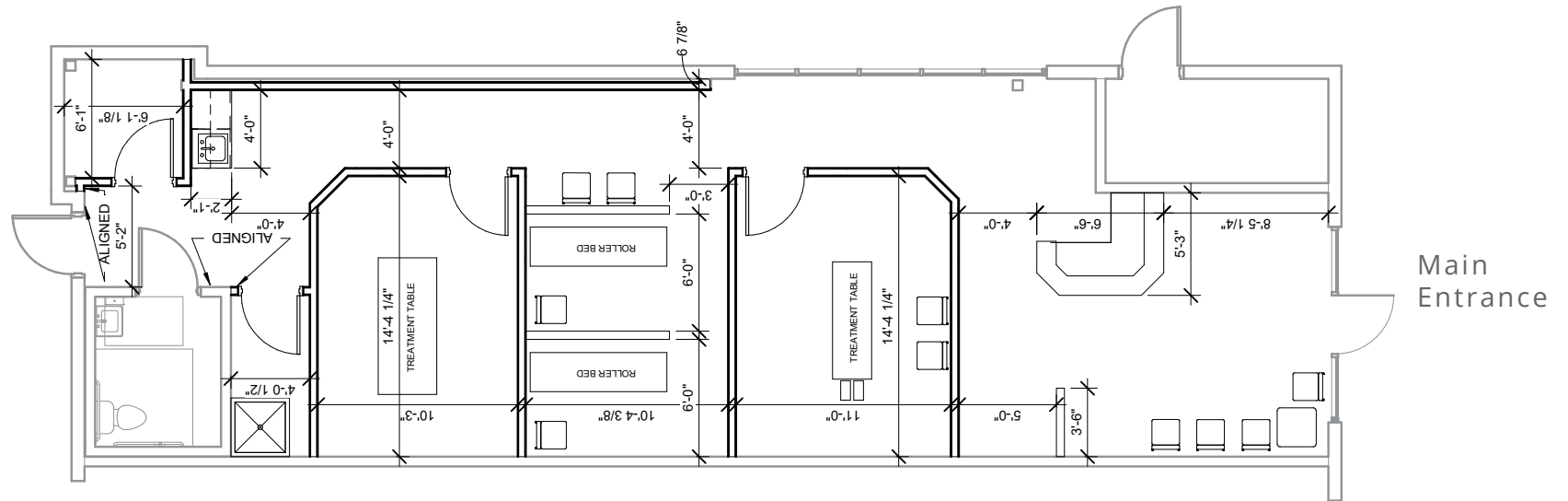
| | |
|----|------------------------------------|
| C1 | Mexican Restaurant after Casa Mata |
| C2 | Mexican Restaurant after Casa Mata |
| C3 | Kumon |
| C4 | Behavioral Innovations |
| C5 | Behavioral Innovations |
| C6 | Behavioral Innovations |
| C7 | Poulette Bakeshop |
| C8 | Prime IV Hydration Bar |

Country Meadows

19539 Hess Rd | Parker, CO



UNIT A8 - 1,265 SF



19539 Hess Rd | Parker, CO





DEMOGRAPHIC HIGHLIGHTS

1 MILE

| | | | |
|----------------------|--------------------------------------|--|------------------------------|
| 10,467 Population | 8,082 Total Daytime Population | \$174,874 Average Household Income | 3,890 Total Households |
|----------------------|--------------------------------------|--|------------------------------|

3 MILES

| | | | |
|----------------------|---------------------------------------|--|-------------------------------|
| 64,178 Population | 53,357 Total Daytime Population | \$185,264 Average Household Income | 22,272 Total Households |
|----------------------|---------------------------------------|--|-------------------------------|

5 MILES

| | | | |
|-----------------------|---------------------------------------|--|-------------------------------|
| 117,253 Population | 96,565 Total Daytime Population | \$183,919 Average Household Income | 41,744 Total Households |
|-----------------------|---------------------------------------|--|-------------------------------|

> Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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