

LOOKING GLASS

STROH ROAD & CHAMBERS RD | PARKER CO

Commercial Lots Available
FOR LEASE AND SALE



Sullivan Hayes
BROKERAGE

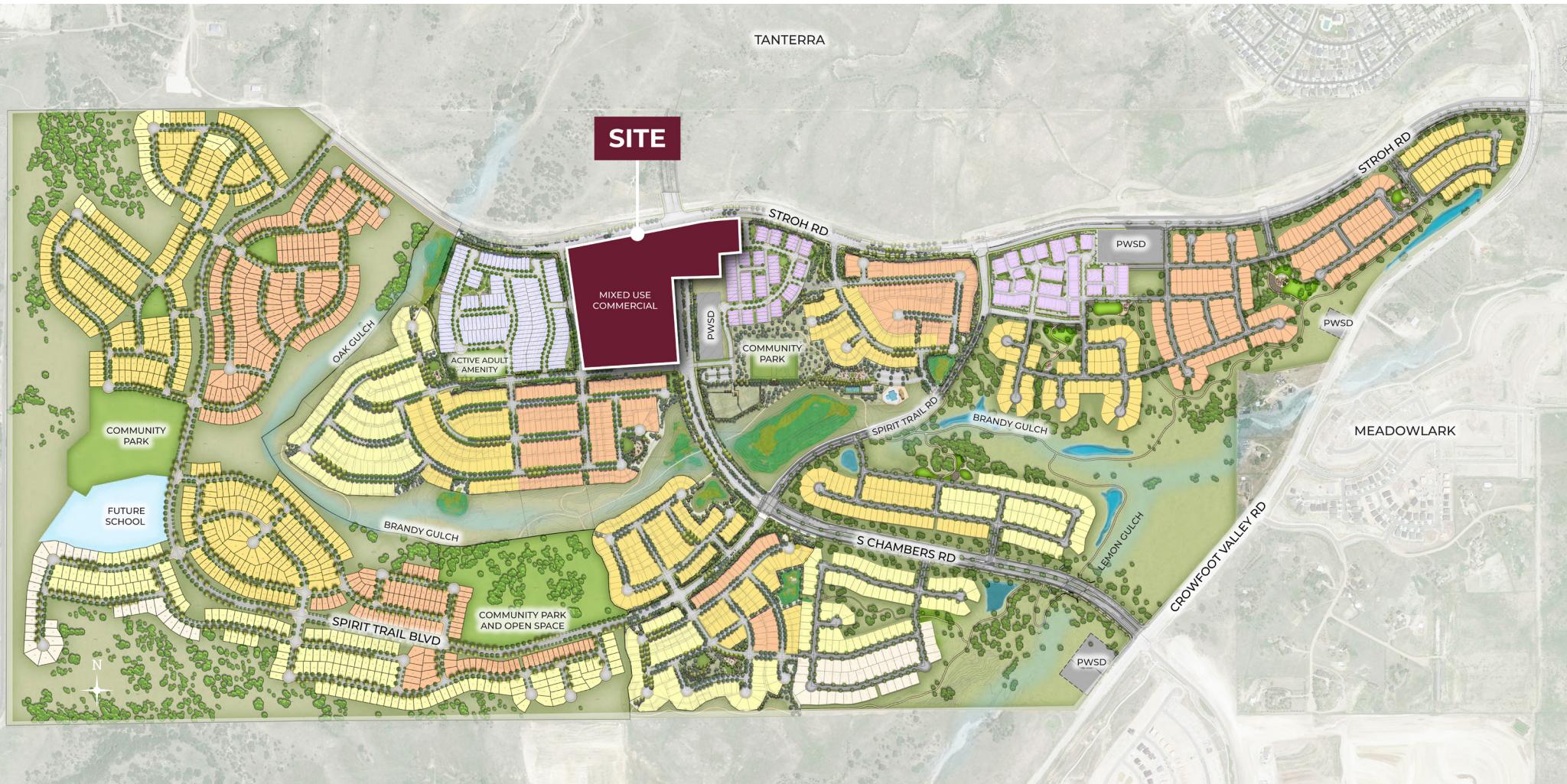
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Greenwood Village, CO 80111
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Looking Glass - Master Plan

Looking Glass is a new 1,100 acre master-planned community located at Stroh Road and Crowfoot Valley Road southwest of downtown Parker.

The commercial lots available offer a chance to secure prime retail space within the commercial hub a fast-growing community.

With the recent completion of the Chambers Road extension, proximity to I-25, and growing nearby residential density, the site is ideal for a variety of tenants including, grocery, QSR, and service-based businesses.



A Closer Look

AVAILABLE SITE AND ADJACENT DEVELOPMENT

TANTERRA

SITE

MIXED-USE COMMERCIAL

SITE

MIXED-USE COMMERCIAL
20 ACRES

RESIDENTIAL KEY

- PAIRED HOMES
30' - 32'
- PAIRED HOMES
35'
- SINGLE FAMILY DWELLING
45' WIDE LOTS
- SINGLE FAMILY DWELLING
50' WIDE LOTS
- SINGLE FAMILY DWELLING
55' WIDE LOTS
- SINGLE FAMILY DWELLING
60' WIDE LOTS
- SINGLE FAMILY DWELLING
70' WIDE LOTS



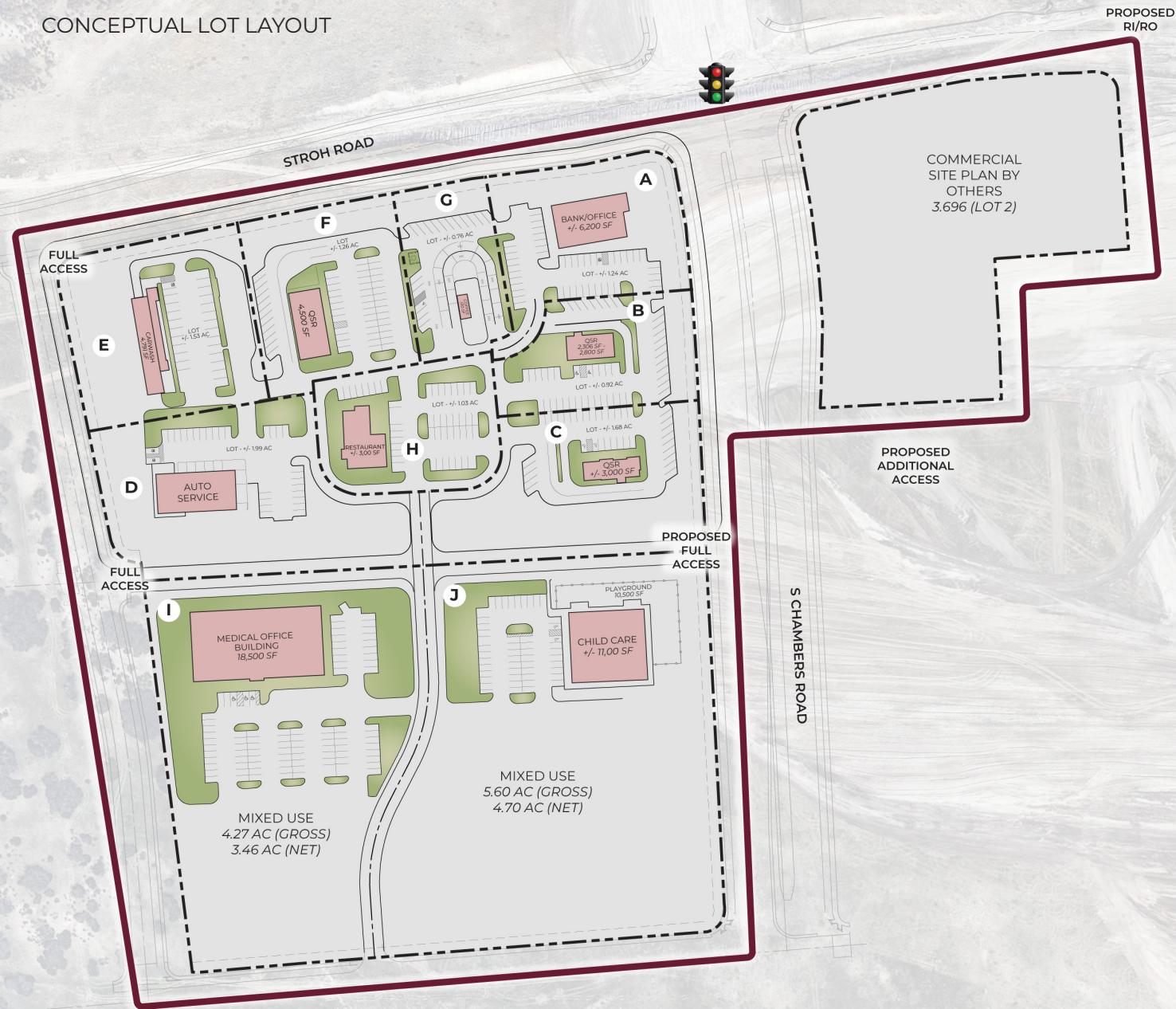
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SITE PLAN

CONCEPTUAL LOT LAYOUT



AVAILABLE LOTS

- A | BANK/OFFICE**
± 1.24 AC
- B | QSR**
± 0.92 AC
- C | QSR**
± 1.68 AC
- D | AUTO SERVICE**
± 1.99 AC
- E | CAR WASH**
± 1.53 AC
- F | QSR**
± 1.26 AC
- G | COFFEE**
± 0.76 AC
- H | RESTAURANT**
± 1.03 AC
- I | MEDICAL OFFICE**
4.27 AC
- J | CHILD CARE**
5.60 AC



TRADE AREA

TRAFFIC COUNTS

LOCATION	CARS/DAY
Crowfoot Valley Rd south of Stroh Rd	6,916
Stroh Rd east of Crowfoot Valley Rd	8,700
Parker Rd north of Stroh Rd	33,000 ¹
Parker Rd south of Stroh Rd	40,000 ¹

SOURCE: ESRI 2019, '2022



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DEMOGRAPHIC REPORT

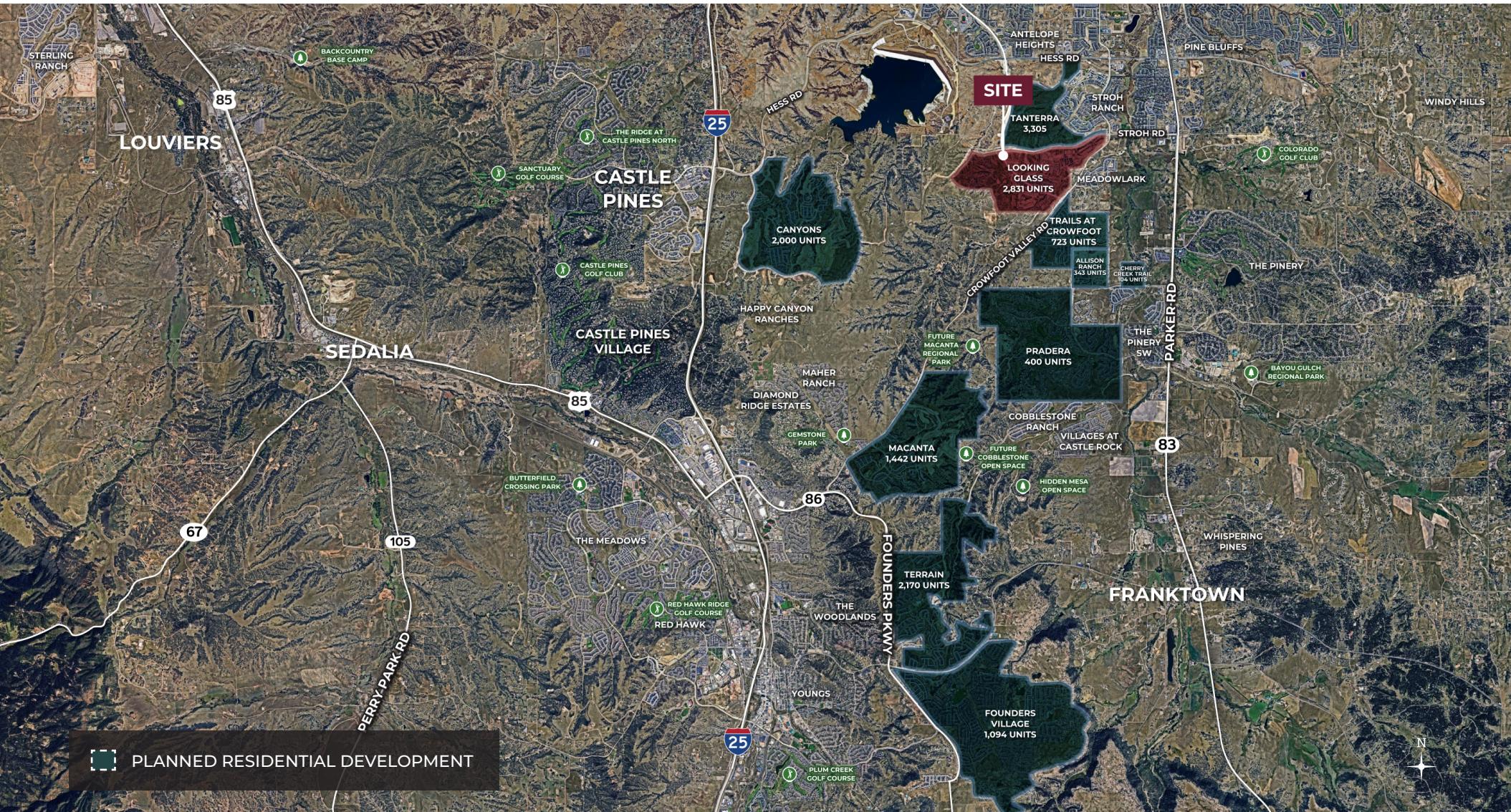
COMPARISON SUMMARY

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	7,949	49,626	49,626
2029 Projected Population	8,867	53,631	53,631
Projected Annual Growth 2024 to 2029	2.21%	1.56%	1.56%
HOUSEHOLDS			
2024 Total Households	2,833	17,325	17,325
2029 Projected Households	3,201	18,914	18,914
Projected Annual Growth 2024 to 2029	2.47%	1.77%	1.77%
AGE, SEX AND MARITAL STATUS			
Median Age	37.4	38.3	38.3
Population Age 15+ - Married	3,817	24,352	24,352
Population Age 15+ - Never Married	1,705	10,501	10,501
INCOME			
Average Household Income	\$159,633	\$177,172	\$177,172
Median Household Income	\$122,103	\$146,851	\$146,851
Per Capita Income	\$56,005	\$61,644	\$61,644
EDUCATION			
Associates Degree	620	2,602	2,602
Bachelor's Degree	2,225	13,283	13,283
Graduate Degree	743	6,503	6,503
Some College, No Degree	811	5,277	5,277
BUSINESS AND EMPLOYMENT			
Number of Employees (Daytime Population)	1,181	10,668	10,668
Number of Businesses	153	1,173	1,173

Source: esri and Infogroup, U.S. Census

TRADE AREA

EXISTING & PLANNED RESIDENTIAL



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PROPOSED LOCATIONS FOR INGRESS, EGRESS, SITE LAYOUT, BUILDING PADS, BUILDING FOOTPRINTS, ANCHOR TENANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR PROPOSED TENANT MIX ARE PRELIMINARY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF EXISTING TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION.