

COUNTRY MEADOWS

19523 Hess Road, Parker, CO 80134

BUILDING B | UNIT 103 | 2,600 SF



FOR LEASE

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PROPERTY HIGHLIGHTS

BUILDING B | UNIT 103 | 2,600 SF

AVAILABLE

2,600 SF

BASE RENT

\$28.00/SF

NNN

\$14.00/SF

MONTHLY RATE

\$9,100.00/mo

CITY/COUNTY

Parker/Douglas

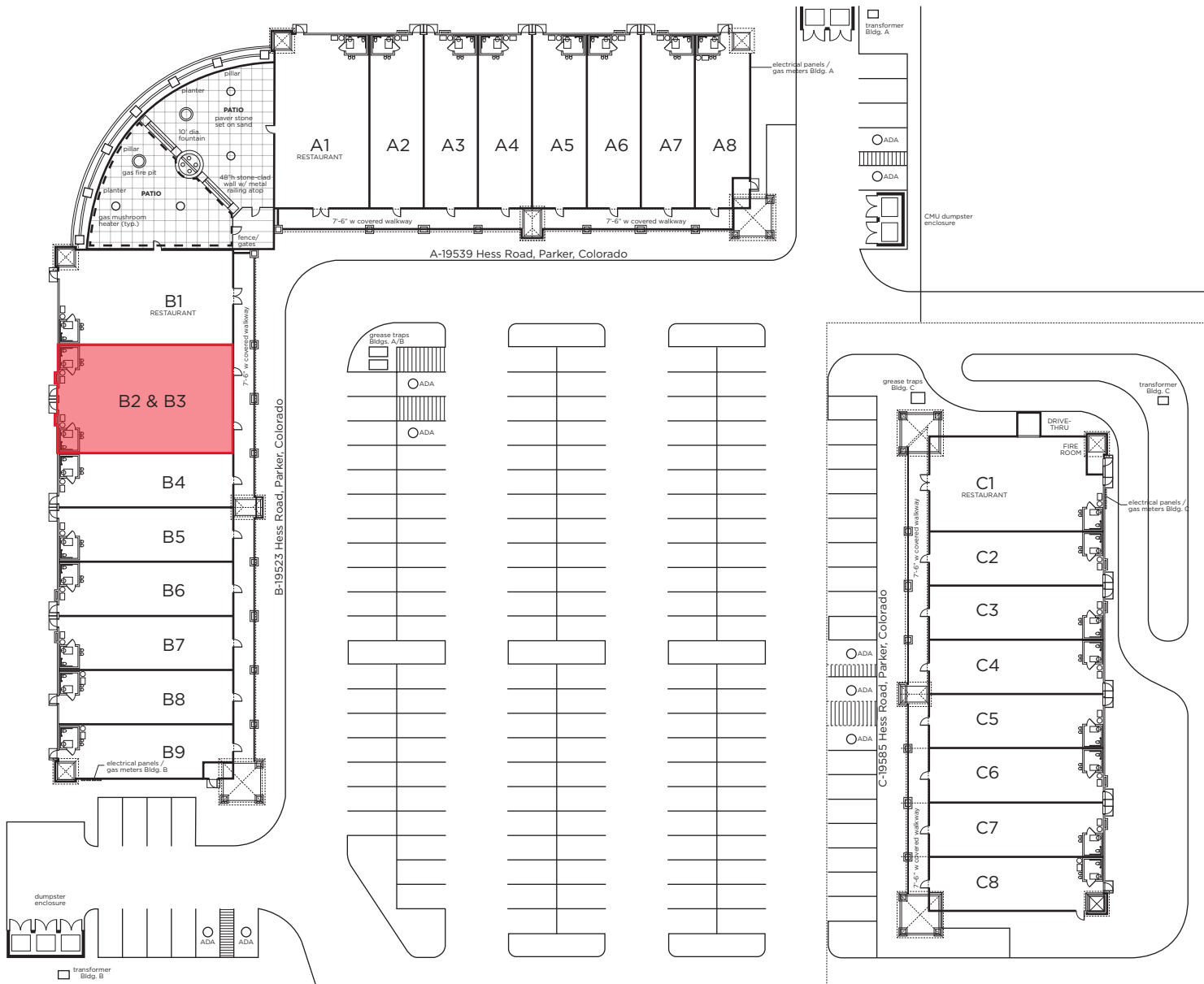
ABOUT THE PROPERTY

- Second generation brewery
- Open layout for variety of users
- 15' exposed ceilings
- No restaurant infrastructure in place
- 5,000+ new homes under construction south of Hess Road
- Kaiser Permanente constructing 30,000 SF of office at intersection



SITE PLAN

BUILDING B | UNIT 103 | 2,600 SF



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	Gold Buyers

TENANT LIST

UNIT NAME

B1	Korean BBQ Restaurant
B2 & B3	AVAILABLE - 2,600 SF
B4	Vapez
B5	Suzie Soft Paws Grooming
B6	Liquor
B7	Liquor
B8	Twisted Wardrobe
B9	Twisted Wardrobe

TENANT LIST

UNIT NAME

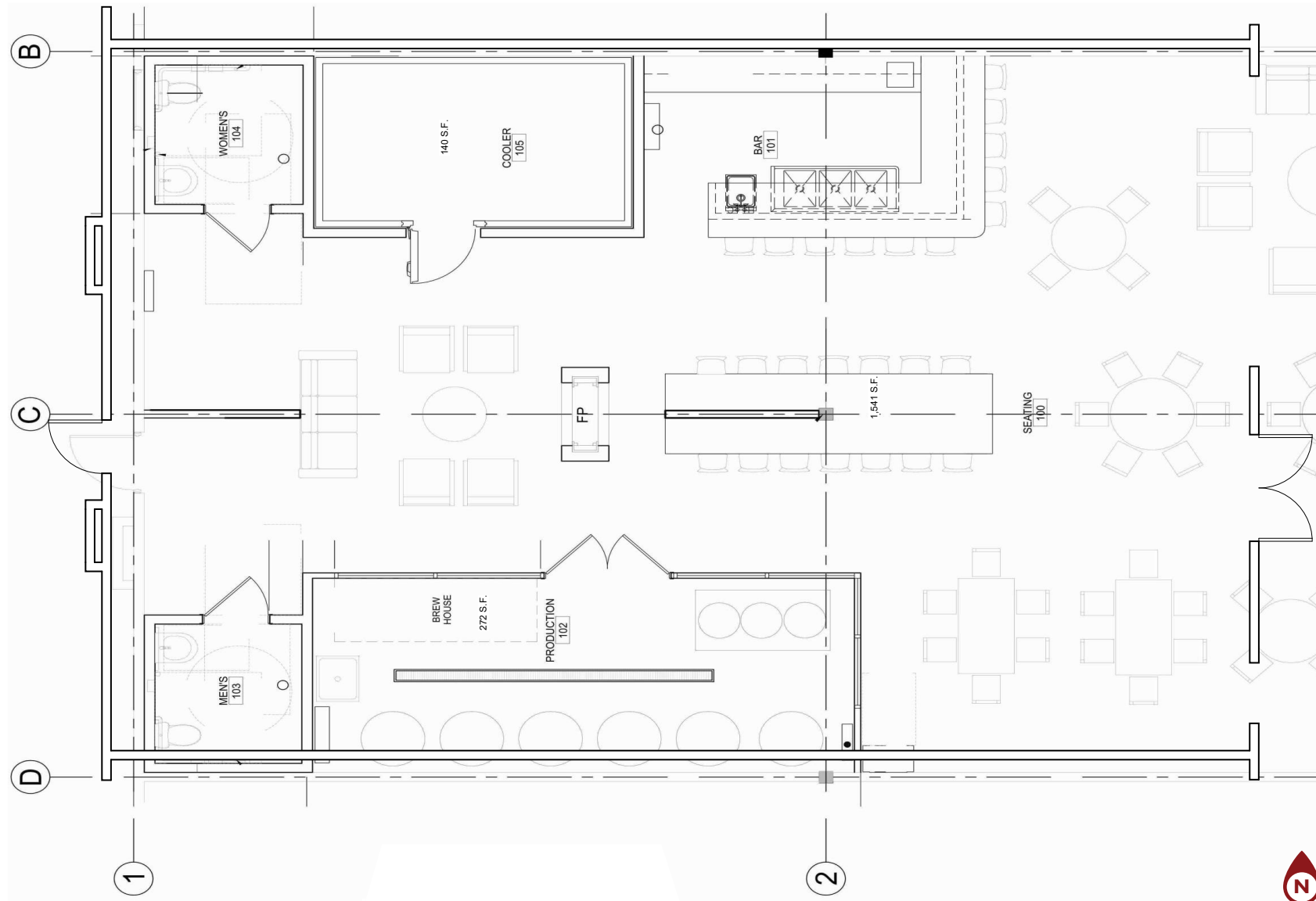
C1	Casa Mata Mexican Restaurant
C2	Casa Mata Mexican Restaurant
C3	Kumon
C4	Behavioral Innovations
C5	Behavioral Innovations
C6	Behavioral Innovations
C7	Poulette
C8	Prime IV Hydration Bar

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FLOOR PLAN

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AERIAL MAP

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TRAFFIC COUNTS

Year: 2025 | Source: Town of Parker

Hess Road (w/o Parker Road): 27,000 VPD

South Parker Road (n/o Hess Road): 50,000 VPD

DEMOGRAPHICS

Year: 2025 | Source: Esri

1 MILE

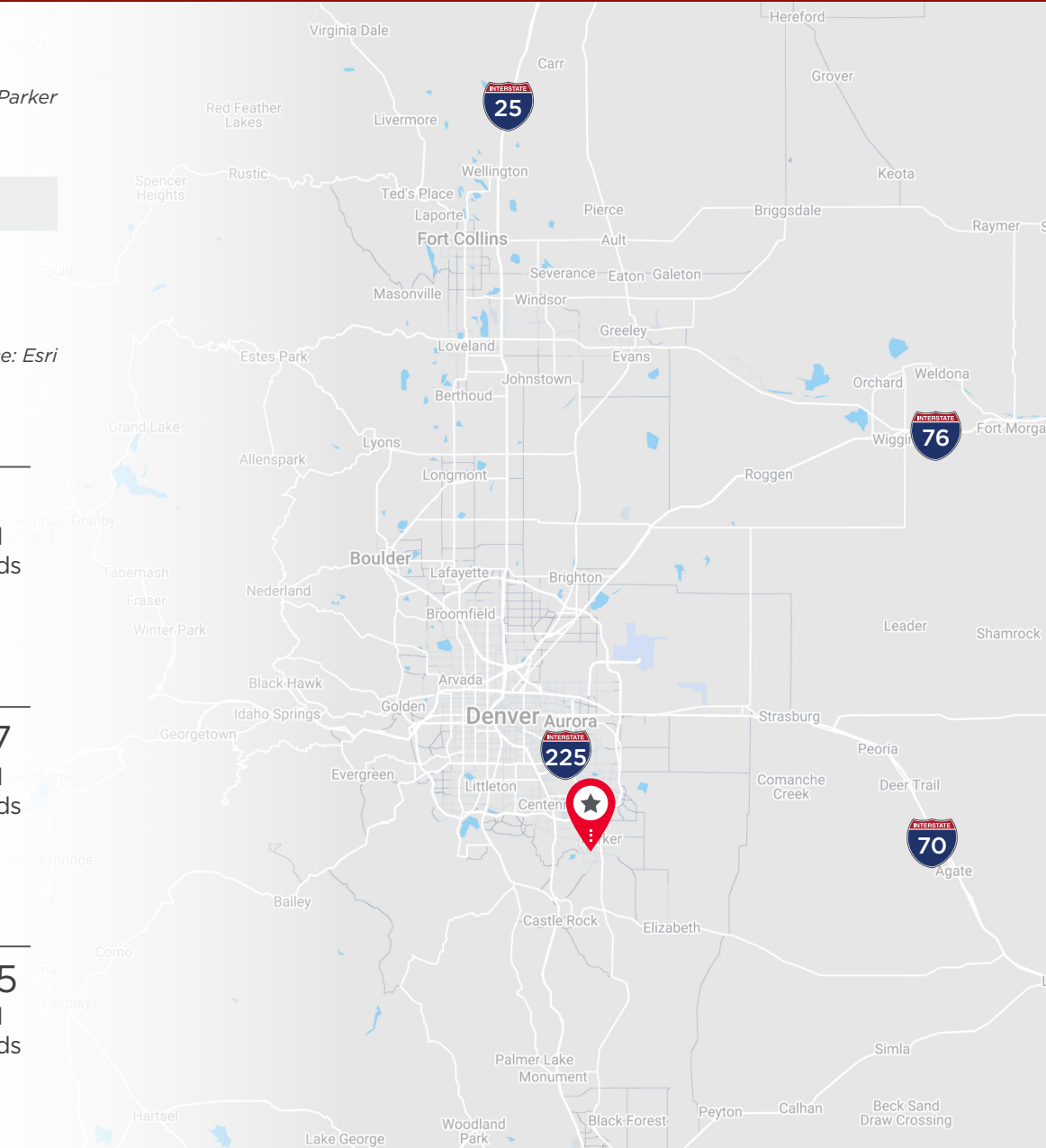
10,467	3,890	\$174,874	8,082
Population	Daytime Population	Average Household Income	Estimated Households

3 MILES

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

5 MILES

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



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