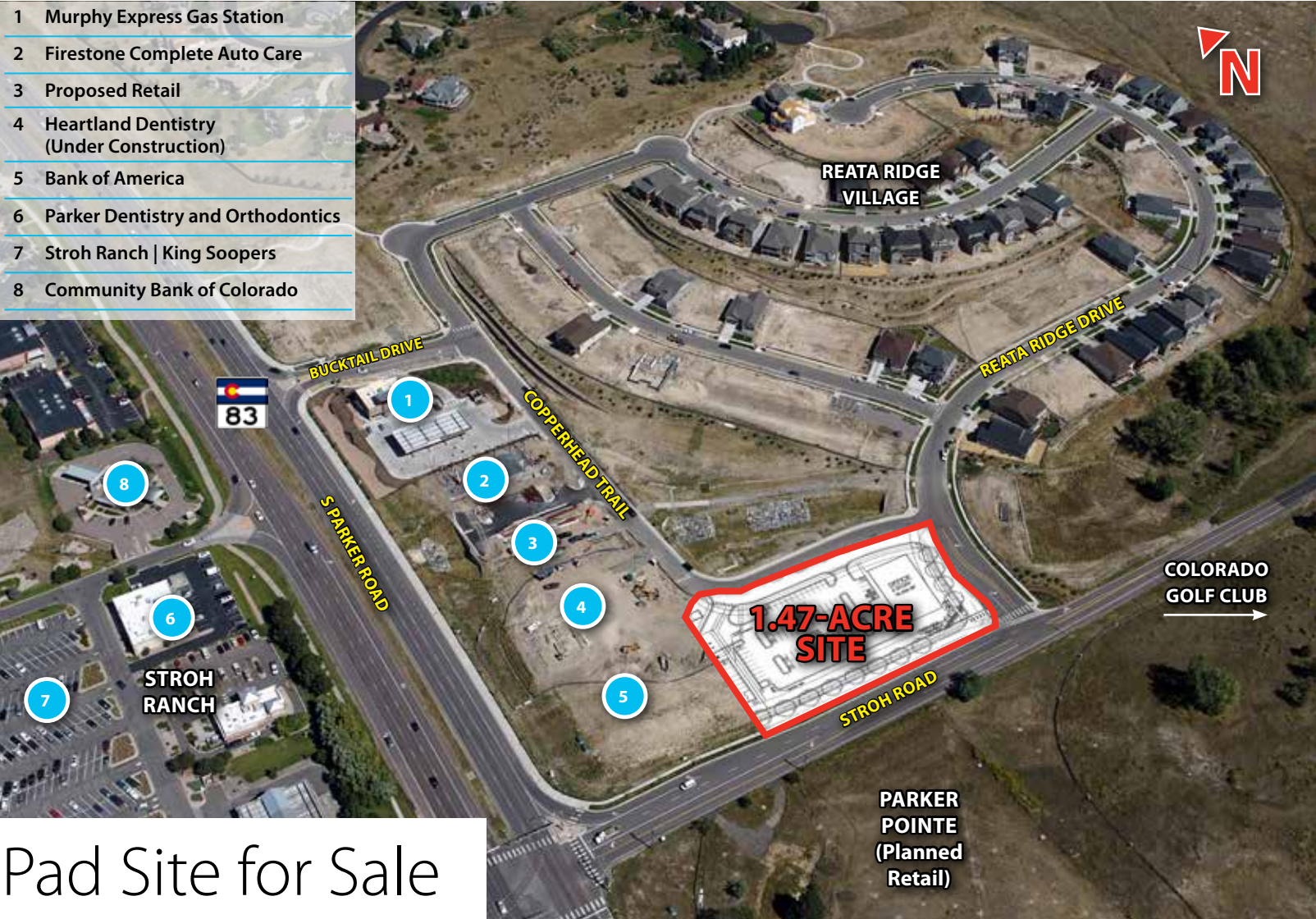


- 1 Murphy Express Gas Station
- 2 Firestone Complete Auto Care
- 3 Proposed Retail
- 4 Heartland Dentistry (Under Construction)
- 5 Bank of America
- 6 Parker Dentistry and Orthodontics
- 7 Stroh Ranch | King Soopers
- 8 Community Bank of Colorado



Pad Site for Sale

Property Highlights

- Utilities - water, sewer, gas, electric are stubbed to the site
- Synergistic MOB tenant mix
- Surrounded by high end residential

For Sale

1.47 Acre Pad Site
\$19.50/sf

For Lease

Up to 18,000 sf
Build-to-suit: Office, Retail or Medical
Contact broker for lease rate

For Sale:
Rick Egitto, CCIM, Principal
Avison Young
303 390 0955
rick.egitto@avisonyoung.com

For Lease:
Justin Rayburn, Principal
Fountainhead Commercial
303 249 3730
jrayburn@FountainheadCommercial.com

Land for Sale | MOB for Lease

Demographics

Parker, CO



136,431
2019
POPULATION



48,344
2019
HOUSEHOLDS



\$113,836
2019 AVG. HOUSEHOLD
INCOME

\$83,694
2019 MEDIAN
DISPOSABLE
INCOME

\$370,368
2019 MEDIAN
NET WORTH

Douglas, County



354,272
2019
POPULATION



126,509
2019
HOUSEHOLDS



\$145,464
2019 AVG. HOUSEHOLD
INCOME

\$87,392
2019 MEDIAN
DISPOSABLE
INCOME

\$441,516
2019 MEDIAN
NET WORTH

Traffic Counts



S. PARKER ROAD | SH 83 (CDOT)

33,000 AADT N. Pinery Parkway & S. Parker Rd.
(Country Club Entrance)
45,000 AADT Hilltop Road & S. Parker Road

STROH ROAD (MPSI ESTIMATE)

1,618 VPD E. Stroh Road



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Medical Corridor:

170+ healthcare related business along S. Parker Road corridor between Stroh Road and Parker Adventist Hospital and Children's Hospital Colorado to the North.



Opportunity

Office/MOB/Retail Uses Approved

Excellent location for a variety of medical office, retail or office.

Additional Property Features

- NEC of Parker Road (SH 83) and Stroh Road at entry to the Colorado Golf Club.
- Existing infrastructure adjacent to the site

Location

- Infill location surrounded by retail including King Soopers anchored Stroh Ranch Shopping Center and planned Parker Pointe.
- Surrounded by high end residential: gated Colorado Golf Club community, The Pinery, and new 91 Reata Ridge custom home community adjacent.
- Hundreds of new homes being delivered to the west.
- Medical Corridor: 170+ healthcare related businesses along corridor, south of Parker Adventist Hospital to the intersection at Stroh Road.

Ingress/Egress

- Two (2) ingress/egress curb-cut access points
- Signalized intersection at Stroh and Parker Roads

