Parker Retail Space For Lease

S. Chambers @ Double Angel Rd., Parker, CO 80134



www.FullerRE.com



Located on S. Chambers Rd. between Hess Rd. and Mainstreet, this new-build retail center sits at a signalized intersection across from Echo Park Stadium. In the path of numerous newly constructed residential communities, Chambers Rd. offers high traffic numbers (11,629 vpd) and good visibility. Large numbers of recreational seekers will flock to the nearby newly-opened Rueter-Hess Reservoir and Rueter-Hess Incline. The area offers strong demographics with median household income of \$129,970 within a 3-mile radius.

Building SF:	17,000± SF
Parking:	90± Spaces
# of Tenants:	7 Total Units (Divisible)
Lease Rate:	\$30.00/SF NNN
Est. NNN's:	Contact Brokers for Information

Fuller Real Estate (303) 534-4822

Ê

Click for Brokerage Disclosure David Gagliano (720) 287-5413 direct (303) 818-3618 mobile DGagliano@FullerRE.com

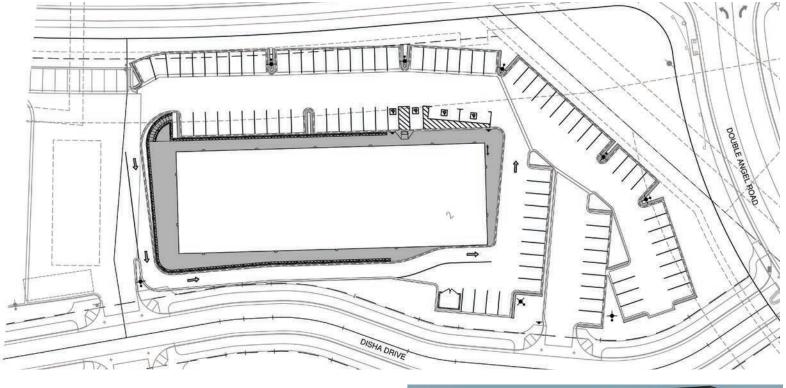
Steve Peters

(720) 974-2793 direct (720) 445-0586 mobile SPeters@FullerRE.com



LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

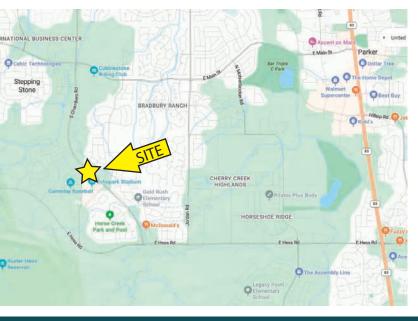
5300 DTC Pkwy, #100 | Greenwood Village | CO |80111 | FAX: 303-534-9021













The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.