

COUNTRY MEADOWS BUILDING 3

19585 Hess Road, Parker, CO 80134

BUILDING C | UNIT 107 (C7) | 1,300 SF



FOR LEASE

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PROPERTY HIGHLIGHTS

AVAILABLE

1,300 SF

BASE RENT

\$32.00/SF

NNN

\$17.00/SF

MONTHLY RATE

\$5,308

CITY/COUNTY

Parker/Douglas

ABOUT THE PROPERTY

- Second generation bakery
- Two large ovens - width of 4'7" & depth of 3'1"
- Unit has two vents venting through roof
- Electrical Capacity: 200 Amps
- Grease Trap Connection
- 100 gallon water heater
- Walk-in Cooler & Freezer - 7'6" x 7'6"
- 5,000+ new homes under construction south of Hess Road
- Kaiser Permanente constructing 30,000 SF of office at intersection

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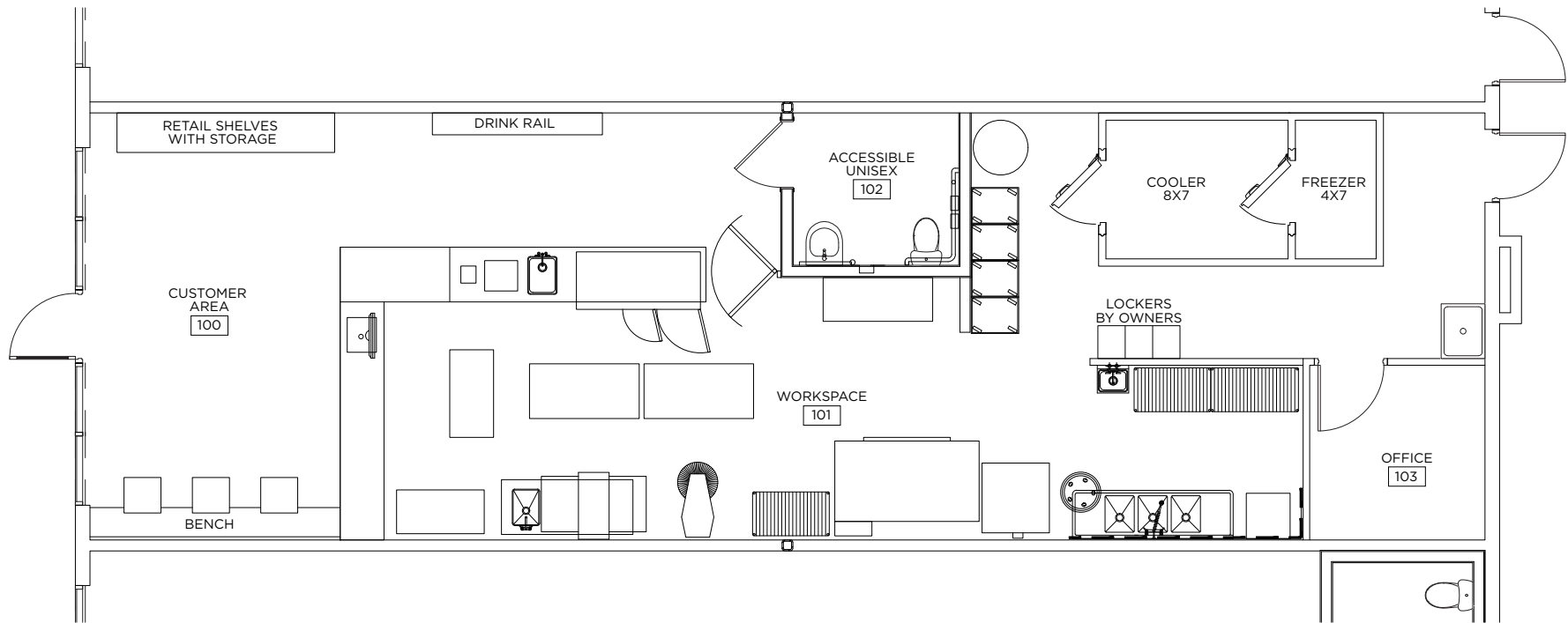


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FLOOR PLAN

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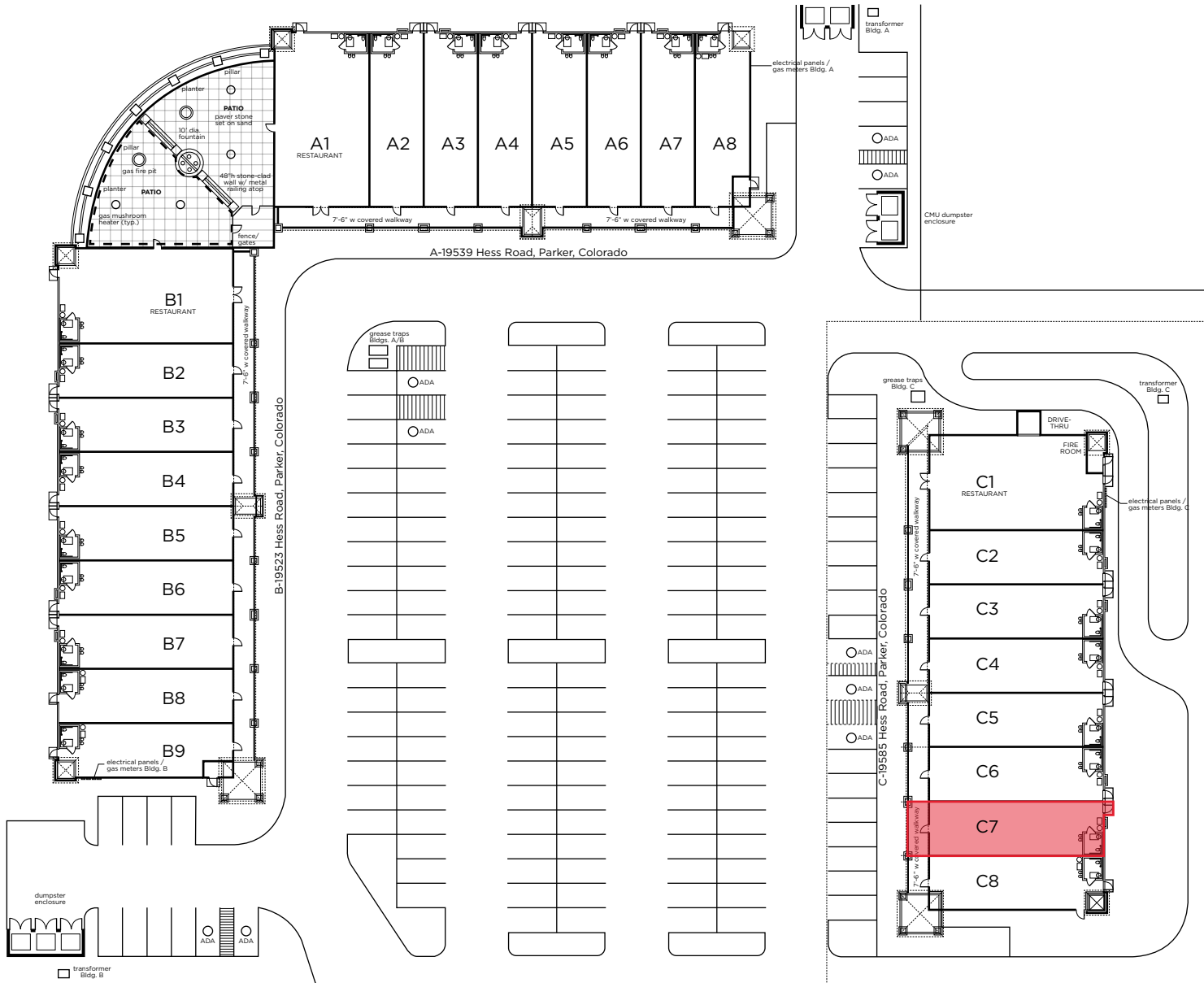


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SITE PLAN

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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	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

UNIT	NAME
C1	Casa Mata Mexican Restaurant
C2	Casa Mata Mexican Restaurant
C3	Kumon
C4	Behavioral Innovations
C5	Behavioral Innovations
C6	Behavioral Innovations
C7	AVAILABLE - 1,300 SF
C8	Prime IV Hydration Bar



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AERIAL MAP

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AMENITIES 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

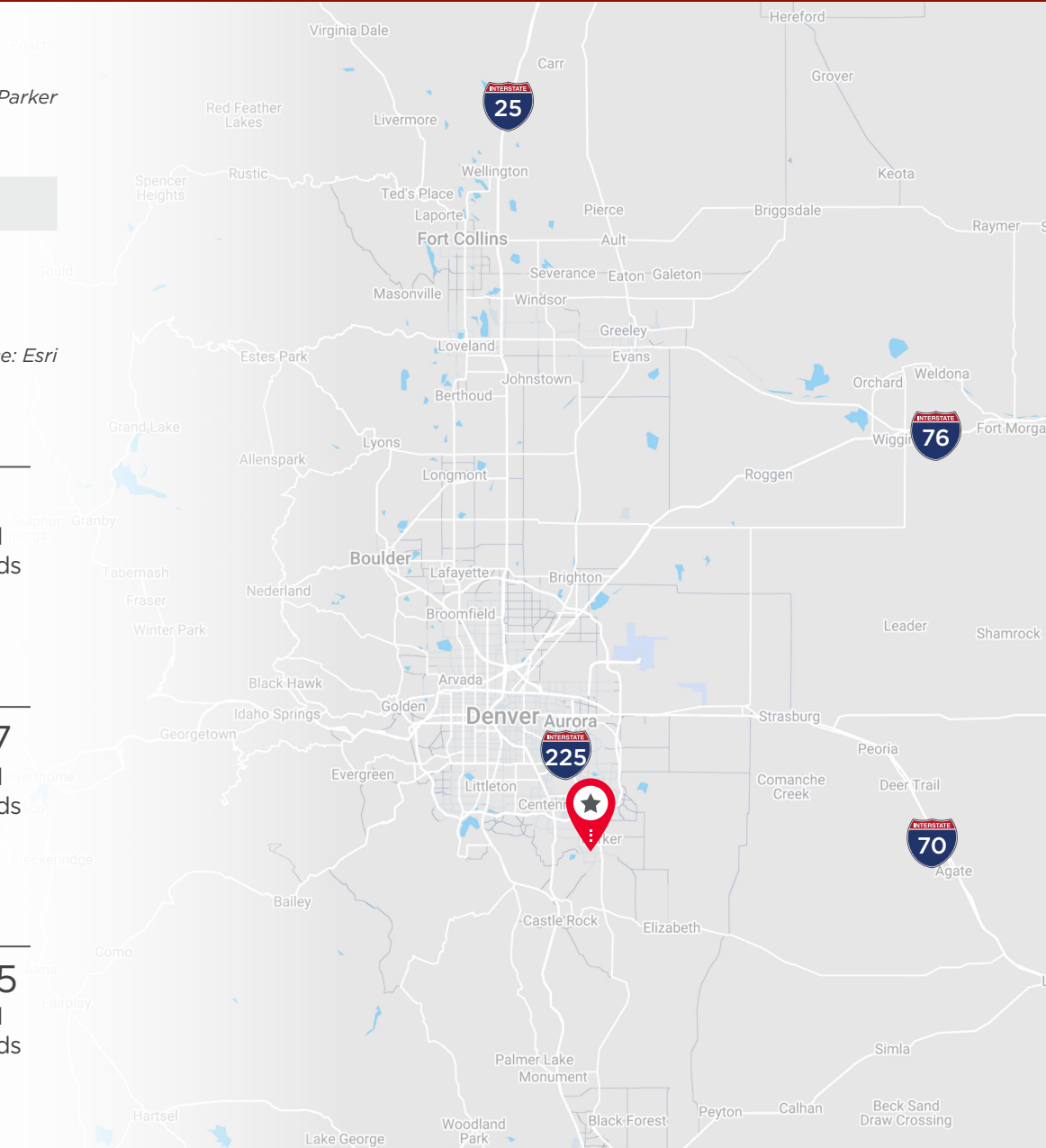
10,467	3,890	\$174,874	8,082
Population	Daytime Population	Average Household Income	Estimated Households

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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Patrick McGlinchey, Jack Lazzeri, and Justin Gregory comprise Cushman & Wakefield's Colorado Retail Services team, based in the firm's [Denver office](#). The team specializes in all facets of retail and commercial land across Colorado and the surrounding region. Together, they have completed hundreds of transactions totaling more than \$500 million in value and are consistently recognized as a top-producing team within their asset class.

The team brings long-standing experience and continuity, with Patrick and Justin having partnered for over a decade and Jack working alongside them for more than six years. They are supported exclusively by brokerage specialist Nico Demetrian, who brings more than a decade of brokerage experience, further enhancing the team's execution and elevating the level of client service they deliver. Their approach is grounded in a set of core principles: responsive execution, data-driven brokerage, a modern and efficient organizational structure, best-in-class marketing, and a high-energy, client-focused mindset.