

ANTHOLOGY DEVELOPMENT



NWQ PARKER ROAD & STROH ROAD - PARKER, CO



PROPERTY HIGHLIGHTS

- **Commercial Pads Available for SALE or LEASE!**
- Mixed-Use zoning allows for a variety of uses.
- All off-site work, utilities, and public improvements complete.
- Pads ready for immediate development.
- High growth, high income suburban location anchored by King Soopers.

NEARBY RETAILERS



TRAFFIC COUNTS

On Parker Rd north of Stroh Rd	42,298 CPD
On Parker Rd south of Stroh Rd	36,509 CPD
On Stroh Rd west of Parker Rd	9,589 CPD

Source: CDOT 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,616	49,841	98,718
AVERAGE HH INCOME	\$141,611	\$187,450	\$198,906
BUSINESSES	191	1,844	3,824
EMPLOYEES	807	9,581	20,737

Source: Applied Geographic Solutions, 2025 Estimates

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RETAIL BROKERAGE

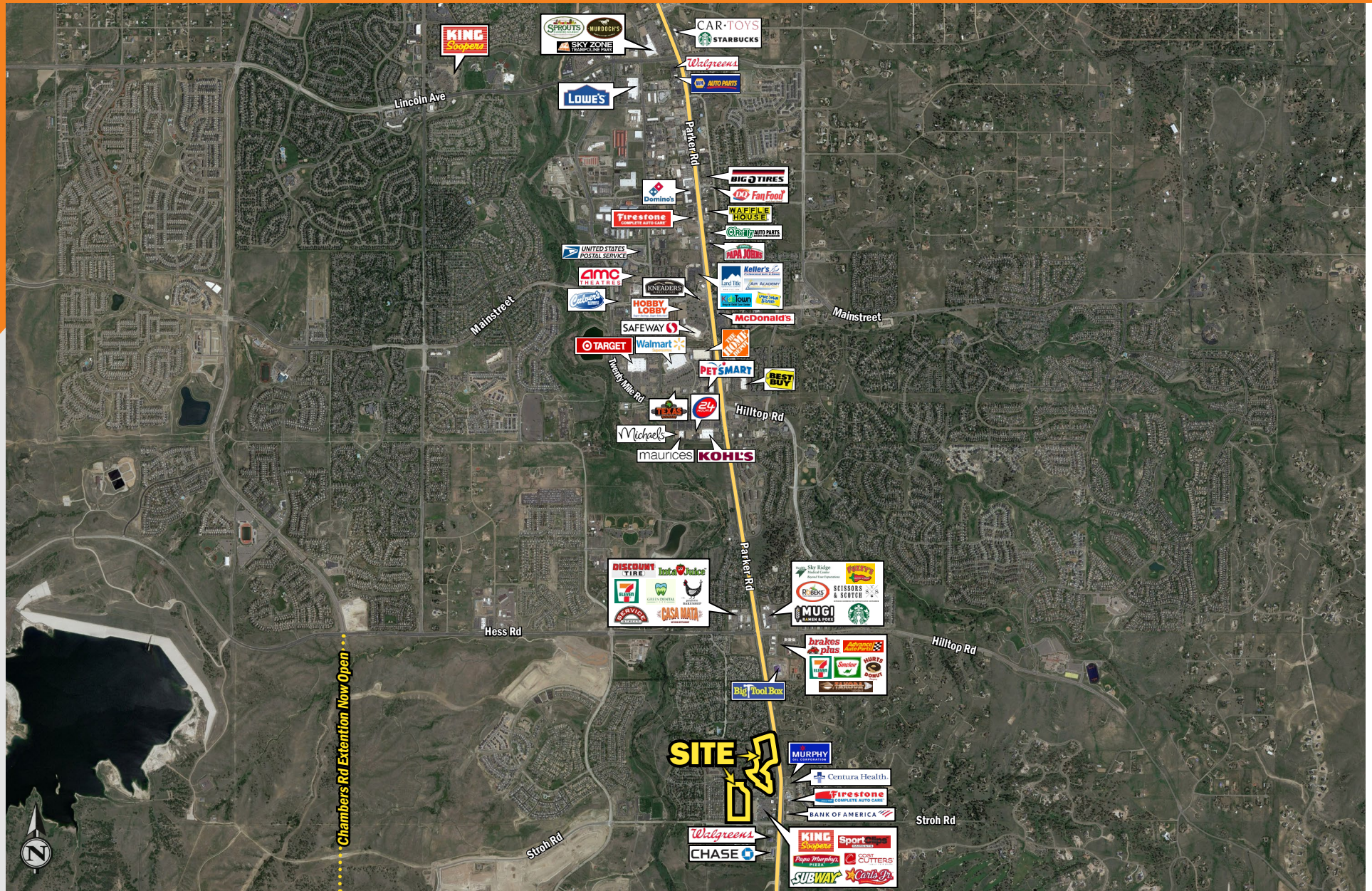
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Parker Residential Trade Area Aerial

Counties: ARAPAHOE COUNTY, DOUGLAS COUNTY

Neighborhoods and Developments (DU counts):

- LONE TREE: LONE TREE G.C., HERITAGE HILLS 650 DU, PARK MEADOWS MALL, MERIDIAN INT'L BUSINESS CENTER, MERIDIAN G.C., MERIDIAN COMMONS 2,250 DU, SKY RIDGE MEDICAL CENTER, RIDGEGATE 10,000 DU, FRESHFIELDS, DANIEL'S GATE 297 DU, HIDDEN POINT 215 DU, CASTLE PINES NORTH 2,710 DU, THE RIDGE G.C., CASTLE PINES VALLEY 500 DU, CASTLE PINES TOWN CENTER 520 DU, THE C.C. AT CASTLE PINES, THE CANYONS 2,500 DU.
- PARKER: COMPARK, COMPARK SOUTH 295 DU, GRAND VIEW ESTATES, SIERRA RIDGE 1,600 DU, MERIDIAN VILLAGE 4,750 DU, NEWLIN CROSSING 298 DU, CAROUSEL FARMS 142 DU, REGENCY 192 DU, PARKER HOMESTEAD 203 DU, NEWLIN MEADOWS 556 DU, JORDAN CROSSING 103 DU, SALISBURY HEIGHTS 135 DU, HORSESHOE RIDGE 358 DU, HORSE CREEK 439 DU, ANTELOPE HEIGHTS 202 DU, THE OVERLOOK AT CHERRY CREEK 191 DU, OLDE TOWN 449 DU, PARKER PAVILIONS, FLATACRES MARKETCENTER, CORVADO 300 DU, HIDDEN RIVER 938 DU'S, PINE BLUFFS 217 DU, HILL TOP RD., ROBINSON RANCH 177 DU, STROH CROSSING 130 DU, STROH RANCH 2,817 DU, SUNMARKE, MEADOWLARK 267 DU, TRAILS AT CROWFOOT 824 DU, ALLISON RANCH 360 DU, STONE CREEK RANCH 329 DU, PINERY WEST 86 DU, THE PINERY C.C., THE PINERY & THE TIMBERS 4,855 DU, HIDDEN VILLAGE, TALLMAN 121 DU, FIELDS 369 DU, BLACK BEAR G.C., IDYLLWILDE 919 DU, CANTERBERRY CROSSING 3,200 DU, PARKER VIEW ESTATES, BELL CROSS RANCH 42 DU, HOMESTEAD HILLS, LINCOLN CREEK 372 DU, WESTCREEK 290 DU, PARKER ADVENTIST HOSPITAL, CROWN POINT, KINGS POINT SOUTH 625 DU, KINGS POINT PRUSSE, KINGS POINT 1,600 DU, PINE LAKE TRAILS 175 DU, BLACKSTONE 900 DU, WHISPERING PINES 610 DU, TRAILS 139 DU, INSPIRATION/ROCKING HORSE 2,000 DU, PONDEROSA HILLS, BLACK FOREST ESTATES.
- Other: RUTHER-HESS RESERVOIR, CHAMBERS ROAD EXTENSION NOW OPEN (marked with a red star).

Major Roads: I-25, I-70, US-83, Lincoln Ave., RidgeGate Pkwy., Chambers Rd., Stroh Rd., Crowfoot Valley Rd., Mainstreet, Hill Top Rd., Democrat Rd.



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