

- MAINSTREET & PINE -

THE NEW GATEWAY TO DOWNTOWN PARKER



- STREET LEVEL RETAIL & RESTAURANT SPACE ON MAINSTREET
- NEW LUXURY 4-STORY MULTIFAMILY RENTAL / MIXED-USE PROJECT
- LOCATED AT THE GATEWAY TO GROWING DOWNTOWN PARKER



TYPE

Retail / Restaurant
Located Below Residential



LOCATION

Ideally Located on the SWC
of Mainstreet & Pine



SIZE

Divisible to:
±1,500 SF - ±5,170 SF



RATES

\$35.00 - \$40.00 / SF NNN
\$15.00 / SF Estimated CAM



DELIVERY

Estimated:
Q2 - 2025

KEY FEATURES

- New Luxury 4-Story Multifamily Rental / Mixed-Use Development Ideally Located at Mainstreet & Pine
- 13,686 SF of Prime Retail Space Available at Street Level
- ±96 New Residential Units Located Above on Floors 2, 3 & 4
- Excellent Downtown Parker Destination / Location
- Join Parker's Growing Restaurant and Retail Options in our Vibrant & Walkable Downtown Area
- Part of the Vision of Parker's "My Mainstreet" Downtown Master Plan
- Current Nearby Amenities Include:
PACE Center, Discovery Park, Parker Library and Recently Approved \$275M Master-planned "My Mainstreet" Project

THE NEW GATEWAY TO DOWNTOWN PARKER - MAINSTREET & PINE -



NEW RETAIL / RESTAURANT LEASING OPPORTUNITIES

EAST END OF MAINSTREET - DOWNTOWN
19865 MAINSTREET, PARKER, CO



Rooftop / Patio & Outdoor Seating Area

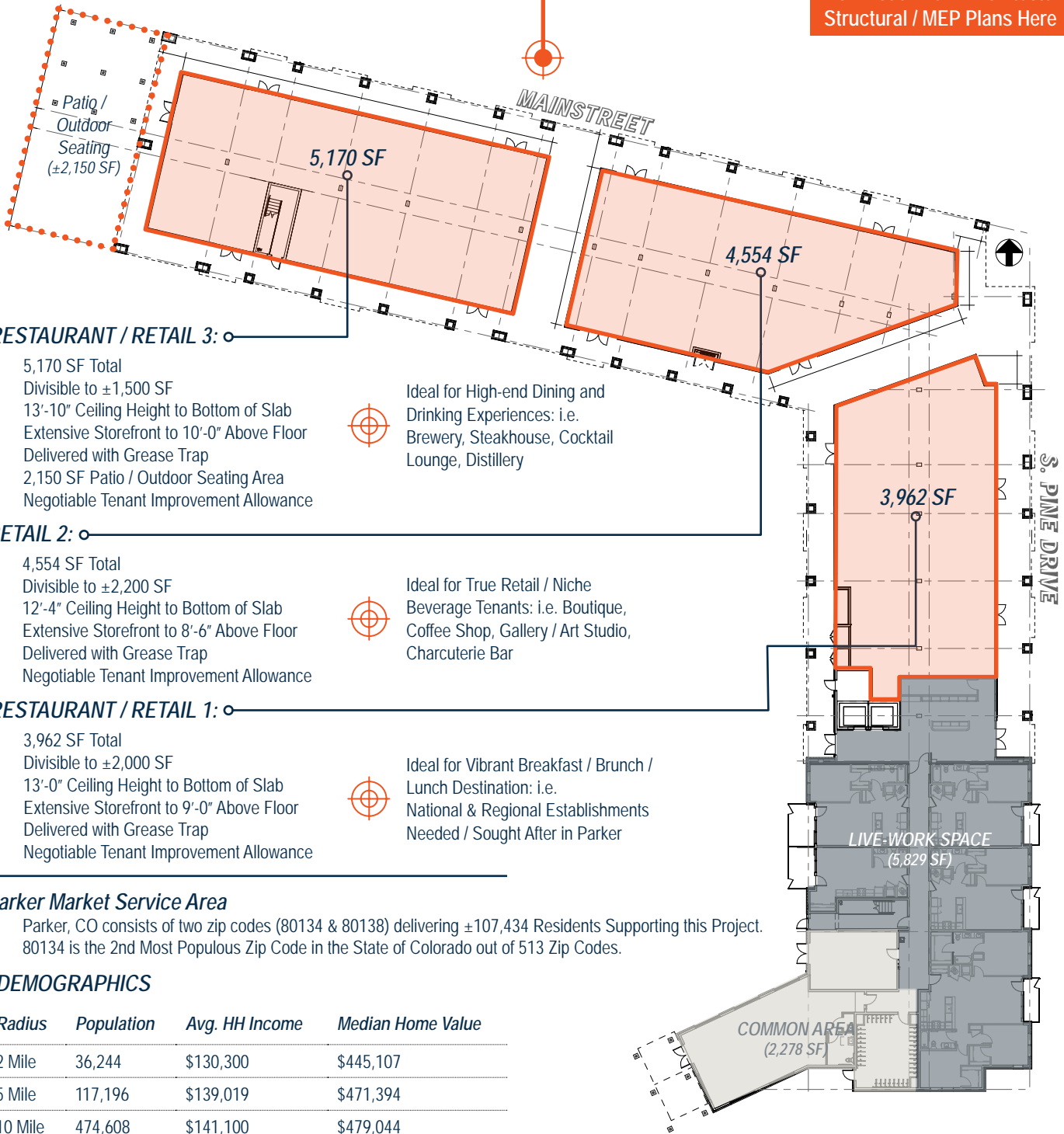


Mainstreet - Corner View



Mainstreet - Street View

Download Full Architecture / Structural / MEP Plans Here



RESTAURANT / RETAIL 3:

- 5,170 SF Total
- Divisible to ±1,500 SF
- 13'-10" Ceiling Height to Bottom of Slab
- Extensive Storefront to 10'-0" Above Floor
- Delivered with Grease Trap
- 2,150 SF Patio / Outdoor Seating Area
- Negotiable Tenant Improvement Allowance

Ideal for High-end Dining and Drinking Experiences: i.e. Brewery, Steakhouse, Cocktail Lounge, Distillery

RETAIL 2:

- 4,554 SF Total
- Divisible to ±2,200 SF
- 12'-4" Ceiling Height to Bottom of Slab
- Extensive Storefront to 8'-6" Above Floor
- Delivered with Grease Trap
- Negotiable Tenant Improvement Allowance

Ideal for True Retail / Niche Beverage Tenants: i.e. Boutique, Coffee Shop, Gallery / Art Studio, Charcuterie Bar

RESTAURANT / RETAIL 1:

- 3,962 SF Total
- Divisible to ±2,000 SF
- 13'-0" Ceiling Height to Bottom of Slab
- Extensive Storefront to 9'-0" Above Floor
- Delivered with Grease Trap
- Negotiable Tenant Improvement Allowance

Ideal for Vibrant Breakfast / Brunch / Lunch Destination: i.e. National & Regional Establishments Needed / Sought After in Parker

Parker Market Service Area

- Parker, CO consists of two zip codes (80134 & 80138) delivering ±107,434 Residents Supporting this Project.
- 80134 is the 2nd Most Populous Zip Code in the State of Colorado out of 513 Zip Codes.

DEMOGRAPHICS

Radius	Population	Avg. HH Income	Median Home Value
2 Mile	36,244	\$130,300	\$445,107
5 Mile	117,196	\$139,019	\$471,394
10 Mile	474,608	\$141,100	\$479,044

Exclusively Marketed by:



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