

- 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 / 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

www.mglpartners.com
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NEW RETAIL / RESTAURANT LEASING OPPORTUNITIES

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



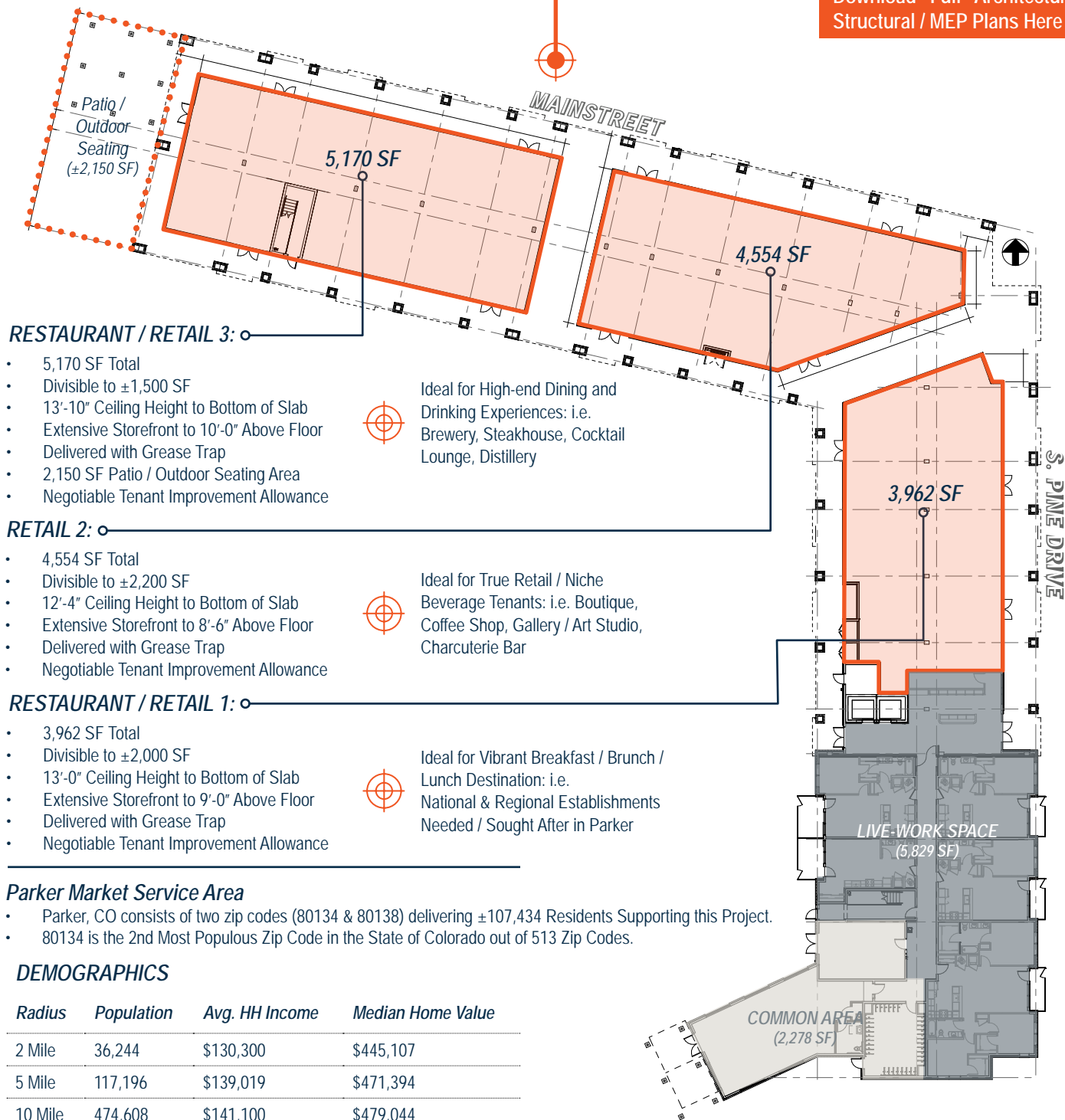
Rooftop / Patio & Outdoor Seating Area



Mainstreet - Corner View



Mainstreet - Street View



Exclusively Marketed by:



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