

# - THE JUNIPER ON MAINSTREET -

## 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

Available:  
±1,767 SF & ±3,962 SF



#### RATES

\$42.00 / SF NNN  
\$15.00 / SF Estimated CAM



#### DELIVERY

Available Now  
for Tenant Finish



#### KEY FEATURES

- New Luxury 4-Story Multifamily Rental / Mixed-Use Development Ideally Located at Mainstreet & Pine
- 8,516 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

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# NEW RETAIL / RESTAURANT LEASING OPPORTUNITIES

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



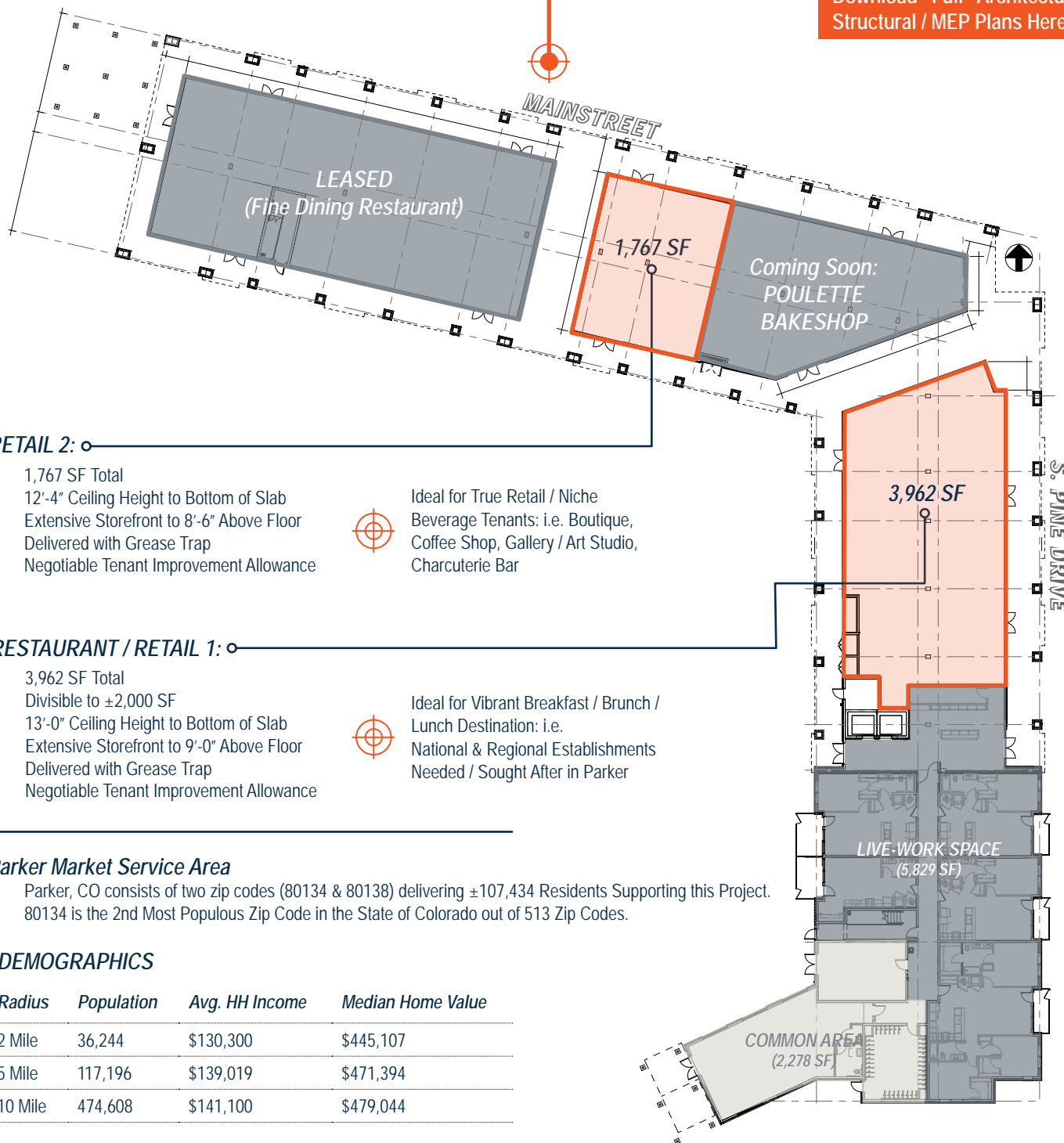
Rooftop / Patio & Outdoor Seating Area



Mainstreet - Corner View



Mainstreet - Street View



#### RETAIL 2: ○

- 1,767 SF Total
- 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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