

- 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

Remaining Unit:
±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
- ±3,962 SF of Prime Retail Space Remaining - Available Immediately 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



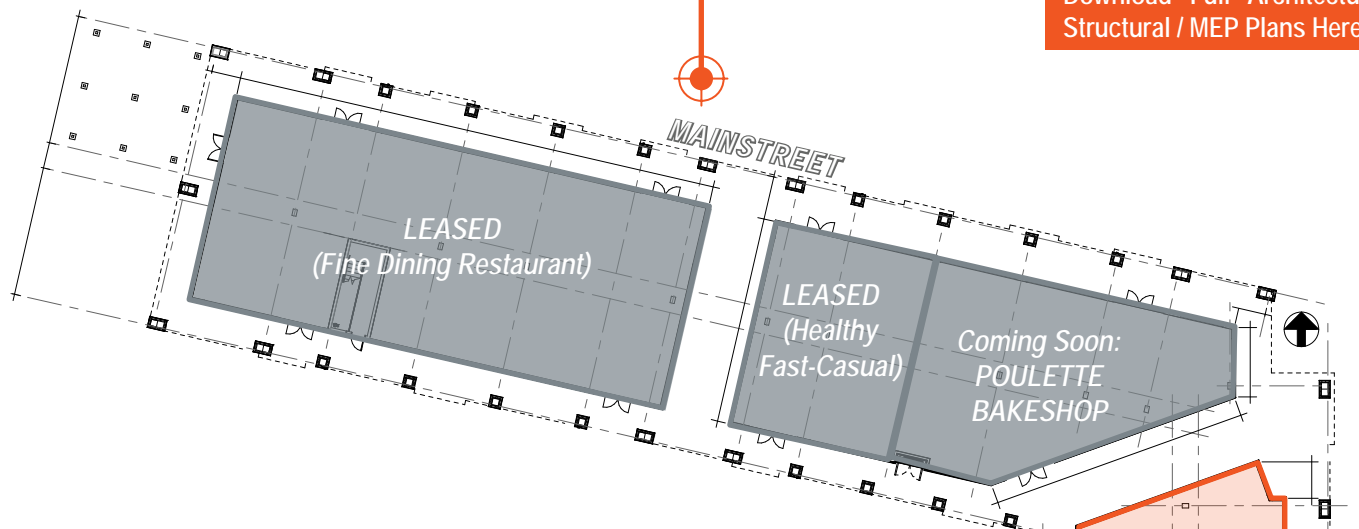
Rooftop / Patio & Outdoor Seating Area



Mainstreet - Corner View



Mainstreet - Street View



REMAINING UNIT AVAILABLE!

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



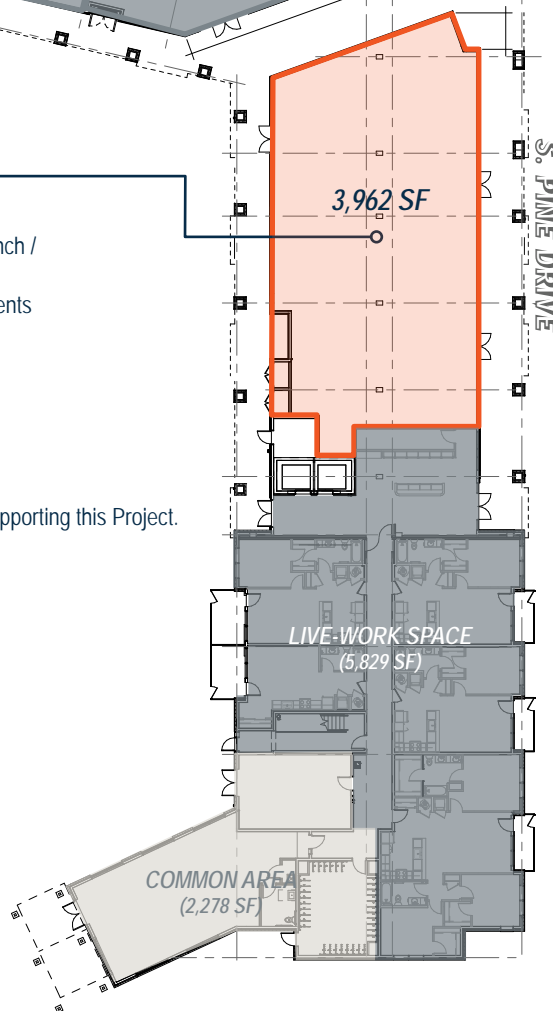
Ideal for Vibrant Breakfast / Brunch / Lunch Destination: i.e. National & Regional Establishments Needed / Sought After in Parker

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



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