

MULTI-FAMILY / MIXED-USE RETAIL LAND FOR SALE

# WEST END ON MAINSTREET

NEC OF MAINSTREET & TWENTY MILE ROAD, PARKER, CO 80134

**TREVEY**  
COMMERCIAL

Exclusive Opportunity for  
Development of High Density  
Multi-Family / Mixed-Use Retail  
Project on Mainstreet in  
Parker, Colorado



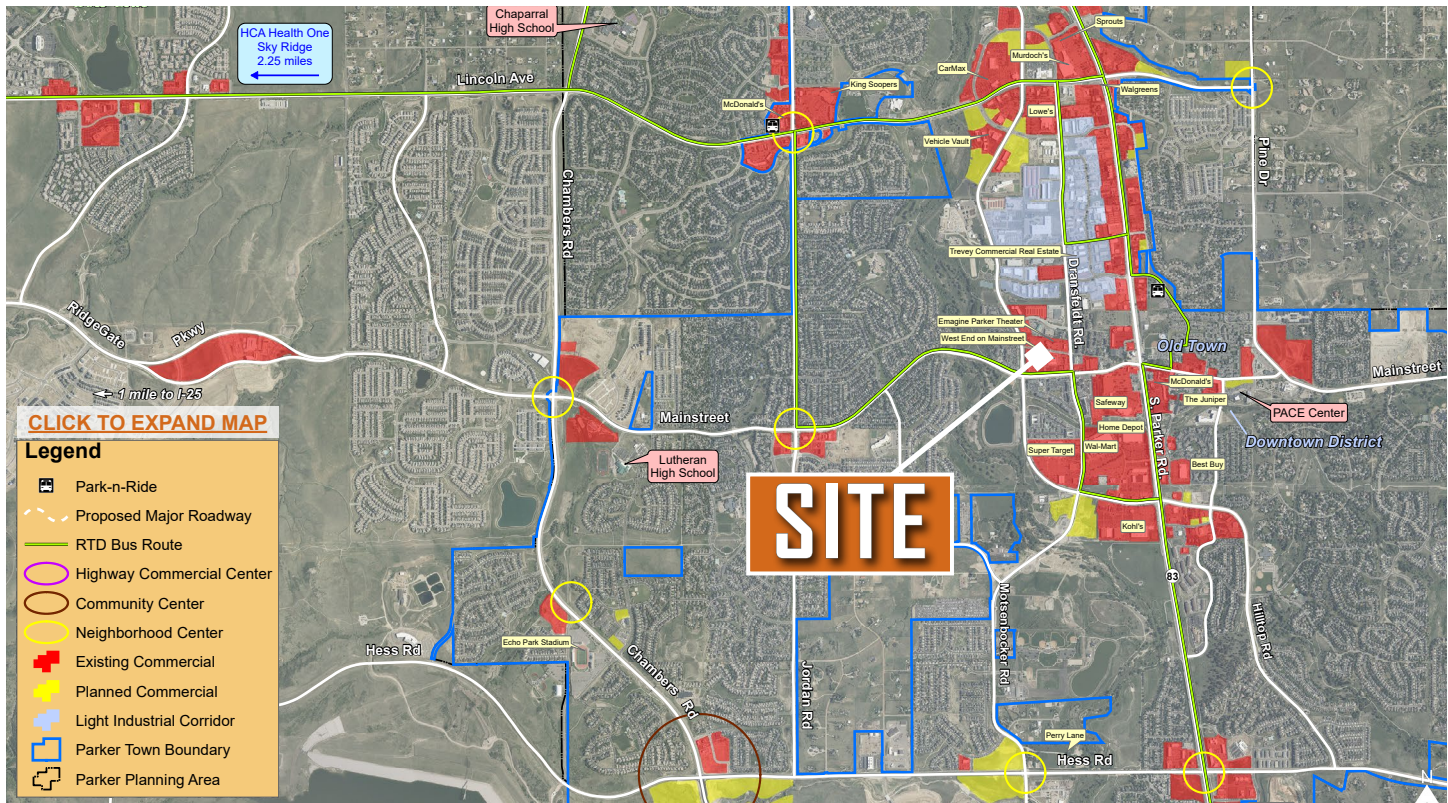
## PROPERTY FEATURES

- 3.58 Acre Multi-Family, Mixed-Use Retail Parcel Adjacent to The Parker Hotel and new Emagine Theatres (Coming Spring of 2026 to Former AMC Theaters)
- Excellent High Density Multi-Family / Mixed Use Retail Development Opportunity on Mainstreet in Downtown Parker, Colorado
- Surrounded by Strong Demographics and Great Retail / Restaurant Amenities on Mainstreet
- Fully Finished, Build-Ready Site with all Public Improvements and Utility Connections Completed
- Excellent Access to Parker Road, Lincoln Avenue, E-470 and I-25 using Mainstreet / Ridgeway Parkway

## PROPERTY DETAILS

|                       |                                                                          |
|-----------------------|--------------------------------------------------------------------------|
| LOT INFORMATION       | Lot 1: 2.80144 Acres m/l                                                 |
|                       | Lot 2: 0.78166 Acres m/l                                                 |
|                       | <b>Total: 3.5831 Acres m/l</b>                                           |
| PRICE                 | <b>\$6,500,000.00</b> (\$41.65 / SF)                                     |
| ZONING                | "Downtown West"<br>Mixed-Use                                             |
| WATER /<br>SANITATION | Parker Water & Sanitation                                                |
| GAS / ELECTRIC        | Xcel Energy / CORE                                                       |
| CITY / COUNTY         | Parker / Douglas                                                         |
| FEATURES              | Public Plaza Already<br>Constructed with Lighting,<br>Benches & Fire-pit |

## TRANSPORTATION &amp; COMMERCIAL DEVELOPMENT



## PROPERTY OFFERING

Two undeveloped parcels totaling 3.58 acres remaining at West End on Mainstreet in Parker, Colorado. Located on Mainstreet west of Parker Road, this property is approved for Multi-Family / Mixed Use development under the “Downtown West” zoning category, allowing for up to 5 stories of high-density multi-family residential development over ground-floor retail.

[Download “Downtown West” Allowed Uses and Design Standards](#)

## PROPERTY OFFERING

Both parcels are fully graded with all public improvements completed and utilities either located within adjacent utility easements or stubbed into both parcels. A landscape water tap with Parker Water and Sanitation District has been prepaid and stormwater improvements are complete. A 70-foot-wide concrete public plaza known as “the Promenade” features active lighting, benches and fire pit extending from Stage Run on the north to Mainstreet on the south. A West End monument sign with additional tenant panels has been constructed.

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