

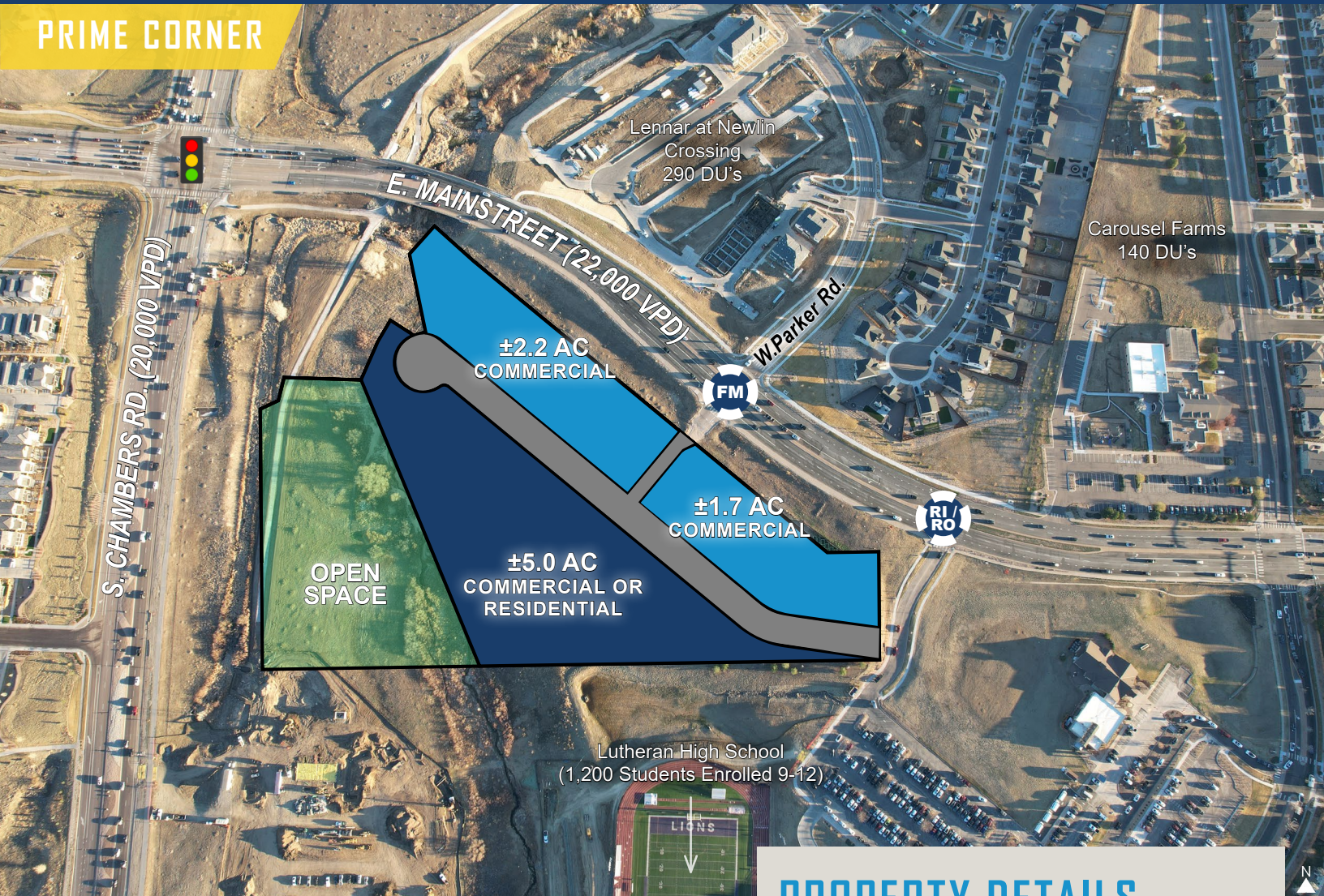
PRIME MIXED-USE COMMERCIAL CHAMBERS & MAINSTREET

4120 E. MAINSTREET, PARKER, CO 80134

VENTANA
CAPITAL

TREVEY
COMMERCIAL

PRIME CORNER



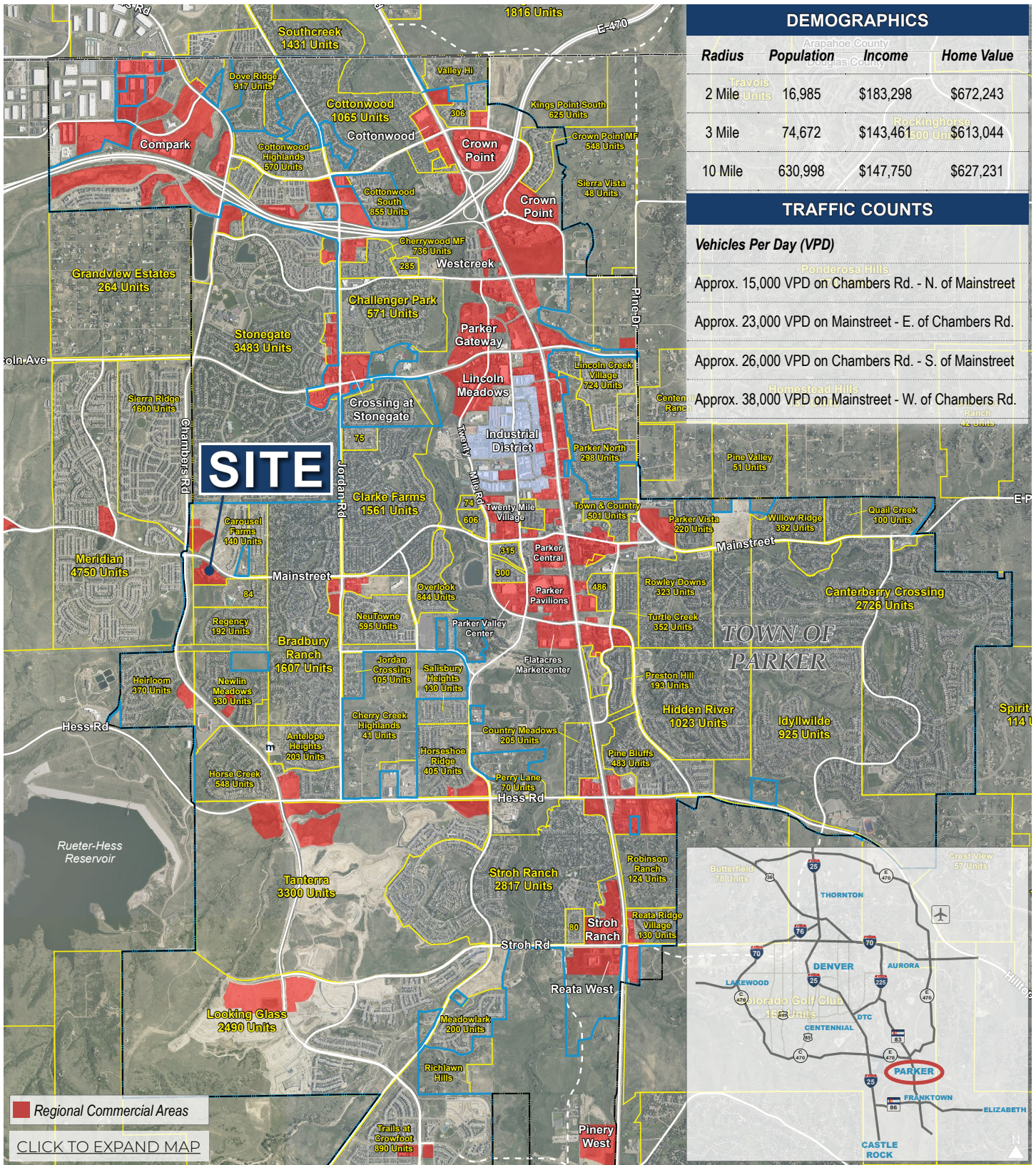
PROPERTY FEATURES

- New Retail Development at the High-Profile SEC of Mainstreet & Chambers Rd. in Parker
- Prime Pad Sites Available for Sale or Lease from $\pm 1 - 5$ Acres (Can Be Combined or Subdivided)
- High-Visibility Corner with $\pm 60,000$ Vehicles Per Day at Mainstreet & Chambers Rd.
- Rapidly Expanding Trade Area Surrounded by Numerous Existing & Planned Residential Communities
- 5.0 Acre Parcel Available for Commercial or Residential (For Sale Residential Product Only)
- Located in an Under-served Retail Trade Area with Significant Growth Potential
- Ideal for Fast Food, Bank, Coffee, Daycare, Automotive, Sit-Down Restaurants & Medical Uses
- Full Movement Access at Future Signalized Entrance

PROPERTY DETAILS

LOT INFORMATION	14.38 Acres m/l
PRICE	\$25.00 - \$30.00 / SF
ZONING	P.D. Commercial / Mixed-Use
WATER / SAN	Parker Water & Sanitation
GAS / ELECTRIC	Xcel Energy / CORE
CITY / COUNTY	Parker / Douglas
FRONTAGE	1,100' on Mainstreet
ACCESS	Full-Movement on Mainstreet at W. Parker Rd.; R.I. / R.O. onto Mainstreet

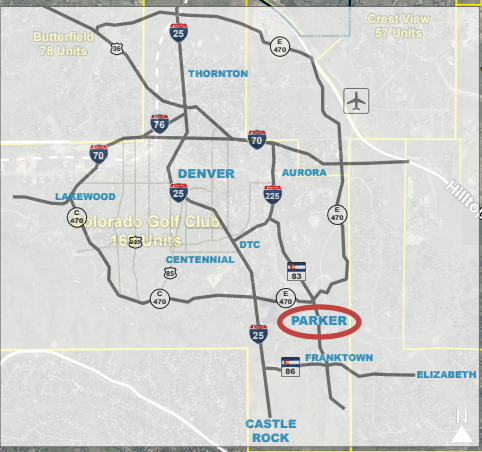
REGIONAL RESIDENTIAL AERIAL



DEMOGRAPHICS			
Radius	Population	Income	Home Value
2 Mile	16,985	\$183,298	\$672,243
3 Mile	74,672	\$143,461	\$613,044
10 Mile	630,998	\$147,750	\$627,231

TRAFFIC COUNTS	
Vehicles Per Day (VPD)	
Approx. 15,000 VPD on Chambers Rd. - N. of Mainstreet	
Approx. 23,000 VPD on Mainstreet - E. of Chambers Rd.	
Approx. 26,000 VPD on Chambers Rd. - S. of Mainstreet	
Approx. 38,000 VPD on Mainstreet - W. of Chambers Rd.	

Regional Commercial Areas
CLICK TO EXPAND MAP



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