

**PROPERTY OFFERING:**

Trevey Commercial, acting as exclusive agent on behalf of Parker Mainstreet Partners, LLC is pleased to offer the two undeveloped parcels totaling 3.58 acres remaining at West End on Mainstreet in Parker, Colorado for Multi-Family / Mixed-Use Retail development. Located on Mainstreet west of Parker Road, this property is approved for Multi-Family / Mixed Use Retail development under current zoning and eligible for an increase in the currently allowable residential density. Per the Town of Parker's Mainstreet Master Plan, phase 1 of the development of the property has been completed to begin to fulfill the Town's long-range vision for the "west end" of Mainstreet. The owner / developer of the property is electing to make this opportunity available to a qualified Multi-Family / Mixed-Use Retail developer to complete the final phases of the project, allowing for a revision to the existing approved plan with full support from the Town of Parker.

The approved Site Plan and renderings for the current design and development of the property can be accessed and downloaded here:

- [Site Plan and Rendered Conceptual Drawings of Approved Development](#)

**ZONING AND ALLOWED USES:**

The existing approved Site Plan for the development of the property adheres to the current zoning for the property allowing for 10 dwelling units to the acre, with 28 condominiums and 19,209 s.f. of retail / restaurant use anticipated in 3 buildings on the 2.8-acre parcel, ranging from single story to 4 stories each. A 2-story 10,669 s.f. building featuring ground-floor retail and second floor office has been approved for the .78-acre parcel at the entry to the project on Mainstreet.

A Project Development Summary, Mainstreet Master Plan Reference and Development Standards documents for the existing approved uses can be accessed and downloaded here:

- [Project Summary, Master Plan Reference & Development Standards](#)

**PROPOSED RE-ZONING AND ANTICIPATED USES:**

The time created by the suspension of project development during the pandemic allowed for reconsideration of the highest and best use for the property, and the Town of Parker and the developer agreed that a more robust urban design for the undeveloped land would be more appropriate. Several different concepts were considered, and all were received positively by the Town of Parker. A residential density of approximately 50 to 60 dwelling units per acre and an increased building height to 75 feet or 5 stories would be supported by the Town of Parker.

Multiple concepts which include the required ground floor retail / restaurant component considered more suitable for the property can be accessed and downloaded here:

- [West End on Mainstreet Proposed Future Development Concepts](#)

**EXISTING CONDITION & COMPLETED IMPROVEMENTS:**

Both parcels are fully graded and build-ready with all public improvements completed and utilities either located within the surrounding utility easements or stubbed into both parcels. A landscape water tap with Parker Water and Sanitation District has been paid for and stormwater improvements are complete for the 2.8-acre parcel. The 2.8-acre parcel also includes a 70-foot-wide concrete public Plaza known as "the Promenade" with fully functional and active lighting, benches and a fire pit. The Promenade also extends down across the eastern edge of the .78-acre parcel to connect the Promenade to Mainstreet. A monument sign advertising the West End on Mainstreet project with additional panels for anchor tenants has been approved and constructed at the entrance to the project on Mainstreet. The monuments sign is fully functional and lighted, and included in the Planned Sign Program approved for the project.

Utilities, Engineering, Construction Documents and Planned Sign Program documents can be accessed and downloaded here:

- [Utilities, Engineering, Construction Documents and Planned Sign Program](#)

**CONTENT AND QUALIFICATION OF ACCEPTABLE OFFERS:**

This offering is intended to identify a qualified Multi-Family / Mixed-Use Retail developer capable of working harmoniously with the Town of Parker for completion of the project. To be considered for purchase of the property, the potential Buyer should demonstrate experience with the successful development of similar projects and the financial capability to perform on the acquisition prior to presenting an offer to purchase. Purchase offers may include a Due Diligence Period of up to 75 days, with a Closing potentially contingent upon obtaining a rezoning for the Buyer's intended use, but cannot include contingencies for final Site Plan approval, financing, equity investor syndication, tenant commitments or building permits. Extensive due diligence material and facilitation of meetings with the Town of Parker are available through the developer's local Development Manager upon request.

MULTI-FAMILY / MIXED-USE RETAIL LAND FOR SALE  
**WEST END ON MAINSTREET**  
NEC OF MAINSTREET & TWENTY MILE ROAD, PARKER, CO 80134



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



**PROPERTY FEATURES**

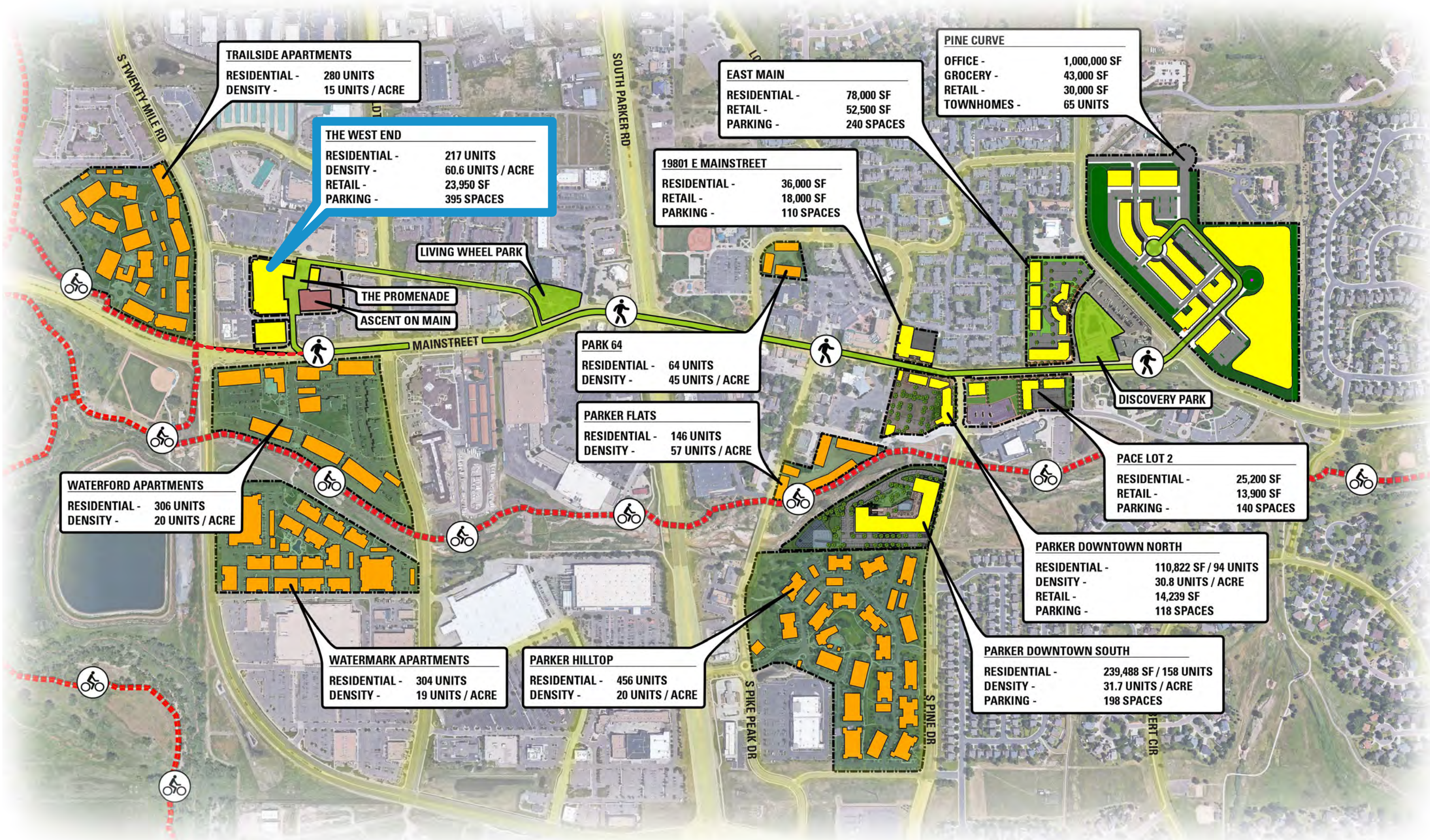
- 3.58 Acre Multi-Family, Mixed-Use Retail Parcel Adjacent to AMC Theatres and the Ascent on Main Hotel
- Excellent High Density Multi-Family / Mixed Use Retail Development Opportunity on Mainstreet in Downtown Parker, Colorado
- Surrounded by Strong Demographics and Great Retail / Restaurant Amenities 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 Parker / Mixed-Use
WATER / SANITATION	Parker Water & Sanitation
GAS / ELECTRIC	Xcel Energy / CORE
CITY / COUNTY	Parker / Douglas
FEATURES	Public Plaza Already
	Constructed with Lighting, Benches & Fire-pit

# MULTI-FAMILY / MIXED-USE RETAIL LAND FOR SALE

NORTHEAST CORNER OF MAINSTREET & TWENTY MILE, PARKER, CO



**TRAILSIDE APARTMENTS**  
 RESIDENTIAL - 280 UNITS  
 DENSITY - 15 UNITS / ACRE

**THE WEST END**  
 RESIDENTIAL - 217 UNITS  
 DENSITY - 60.6 UNITS / ACRE  
 RETAIL - 23,950 SF  
 PARKING - 395 SPACES

**EAST MAIN**  
 RESIDENTIAL - 78,000 SF  
 RETAIL - 52,500 SF  
 PARKING - 240 SPACES

**PINE CURVE**  
 OFFICE - 1,000,000 SF  
 GROCERY - 43,000 SF  
 RETAIL - 30,000 SF  
 TOWNHOMES - 65 UNITS

**19801 E MAINSTREET**  
 RESIDENTIAL - 36,000 SF  
 RETAIL - 18,000 SF  
 PARKING - 110 SPACES

LIVING WHEEL PARK

THE PROMENADE  
 ASCENT ON MAIN

**PARK 64**  
 RESIDENTIAL - 64 UNITS  
 DENSITY - 45 UNITS / ACRE

**PARKER FLATS**  
 RESIDENTIAL - 146 UNITS  
 DENSITY - 57 UNITS / ACRE

DISCOVERY PARK

**PACE LOT 2**  
 RESIDENTIAL - 25,200 SF  
 RETAIL - 13,900 SF  
 PARKING - 140 SPACES

**WATERFORD APARTMENTS**  
 RESIDENTIAL - 306 UNITS  
 DENSITY - 20 UNITS / ACRE

**PARKER DOWNTOWN NORTH**  
 RESIDENTIAL - 110,822 SF / 94 UNITS  
 DENSITY - 30.8 UNITS / ACRE  
 RETAIL - 14,239 SF  
 PARKING - 118 SPACES

**WATERMARK APARTMENTS**  
 RESIDENTIAL - 304 UNITS  
 DENSITY - 19 UNITS / ACRE

**PARKER HILLTOP**  
 RESIDENTIAL - 456 UNITS  
 DENSITY - 20 UNITS / ACRE

**PARKER DOWNTOWN SOUTH**  
 RESIDENTIAL - 239,488 SF / 158 UNITS  
 DENSITY - 31.7 UNITS / ACRE  
 PARKING - 198 SPACES