

# FIRST INTEGRITY

18801 E. MAINSTREET SUITE 200 • PARKER, CO 80134



navpoint  
REAL ESTATE GROUP

## STNL INVESTMENT CONDO FOR SALE



# Overview



NOI

**\$50,805**

December 2025 -  
November 2026



TERM

**6 YRS**

Expires: 04/30/2031



CONDO SIZE

**2,704 SF**



LAND SIZE

**3.08 AC**



CAP RATE

**6.44%**



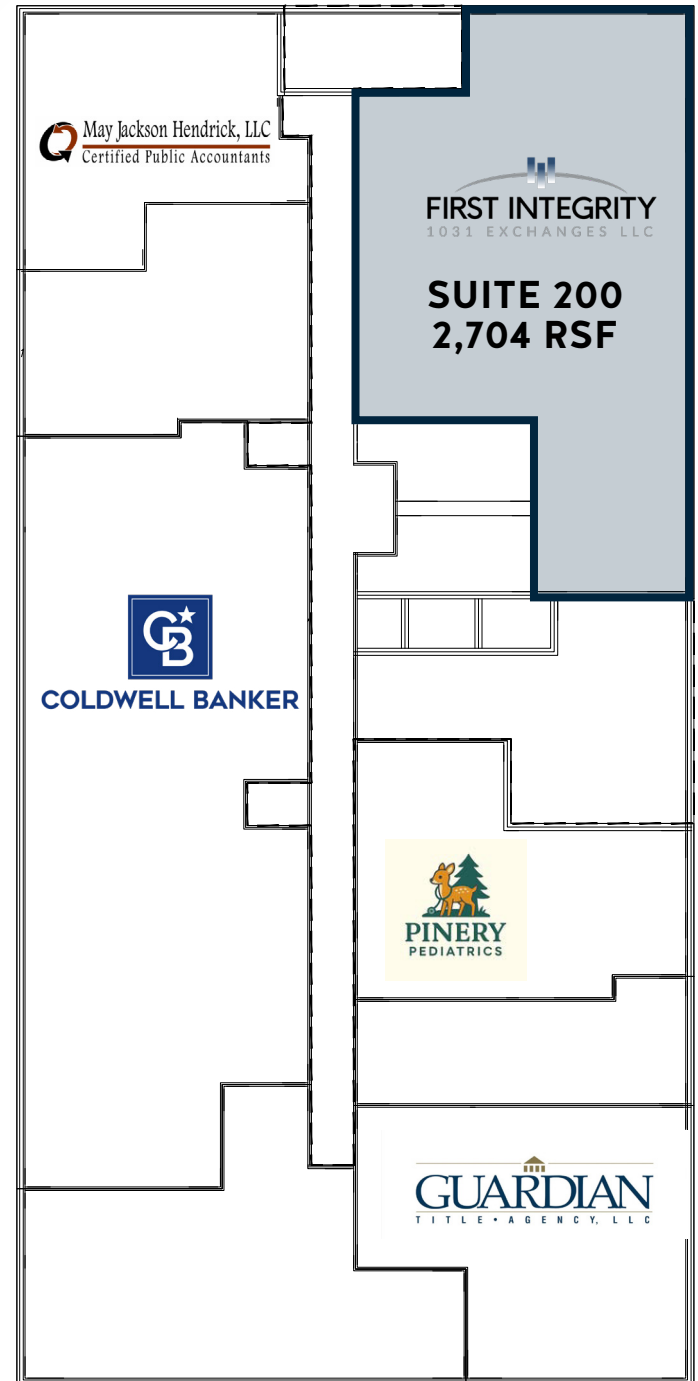
PRICE

**\$788,400**



# Floorplan & Highlights

- ⦿ **Rare Small Office Ownership Opportunity in downtown Parker**
- ⦿ **Prime Location in Parker Colorado**
- ⦿ **Walking and Biking Distance to Restaurants & Shopping**
- ⦿ **Multitude of Allowed Uses**
- ⦿ **On Building and Monument Signage on Mainstreet in Parker**





# MARKET OVERVIEW

## “LOCATED IN THE 7TH RICHEST COUNTY IN THE USA”\*

Southeast of Denver, Parker is a thriving Front-Range suburb that blends a historic small-town downtown with modern suburban growth. Known for its active arts scene, family-friendly neighborhoods, abundant parks and trails, and strong municipal services, Parker attracts professionals and families seeking high quality of life within easy commuting distance of the Denver metro area. The town’s proximity to major corridors (State Highway 83 / Parker Road and the E-470 tollway) and to Denver International Airport helps support both local commerce and regional commuting.

Parker supports an affluent, well-educated population — median household income is roughly \$129,300, with high owner-occupancy and low poverty rates — creating demand for quality retail, services, and family-oriented amenities. These demographics, combined with a calendar full of cultural events and an active arts center (PACE Center / Parker Arts), make Parker compelling for both residents and businesses.

TOP 100  
BEST  
PLACES  
TO LIVE

(LIVABILITY.COM, 2024)

**\$129,342**  
MEDIAN  
HOUSEHOLD  
INCOME.

(DATA USA)

RAPID  
SUBURBAN  
GROWTH  
WITH A HIGH  
PERCENTAGE  
OF OWNER-  
OCCUPIED  
HOMES

\*Source: US News and World Reports, January 2025



# TENANT SUMMARY



## FIRST INTEGRITY

First Integrity Title is a leading provider of title insurance and settlement services throughout Colorado. The company is recognized for its accuracy, speed, and customer-focused approach, serving residential, commercial, and refinance transactions. With deep roots in the Colorado real estate market, First Integrity Title has built a reputation as a trusted partner to brokers, lenders, builders, and investors.

### **Strengths & Stability:**

- Established and expanding presence across Colorado.
- Diverse client base spanning residential and commercial sectors.
- Experienced management team and strong local market knowledge.
- Emphasis on innovation and efficiency in title and escrow services.

### **Relevance to Investment:**

The tenant's business is directly tied to real estate activity in Colorado's fast-growing markets, such as Douglas County and Parker. Their commitment to the region ensures stability and continuity for this office condo investment.





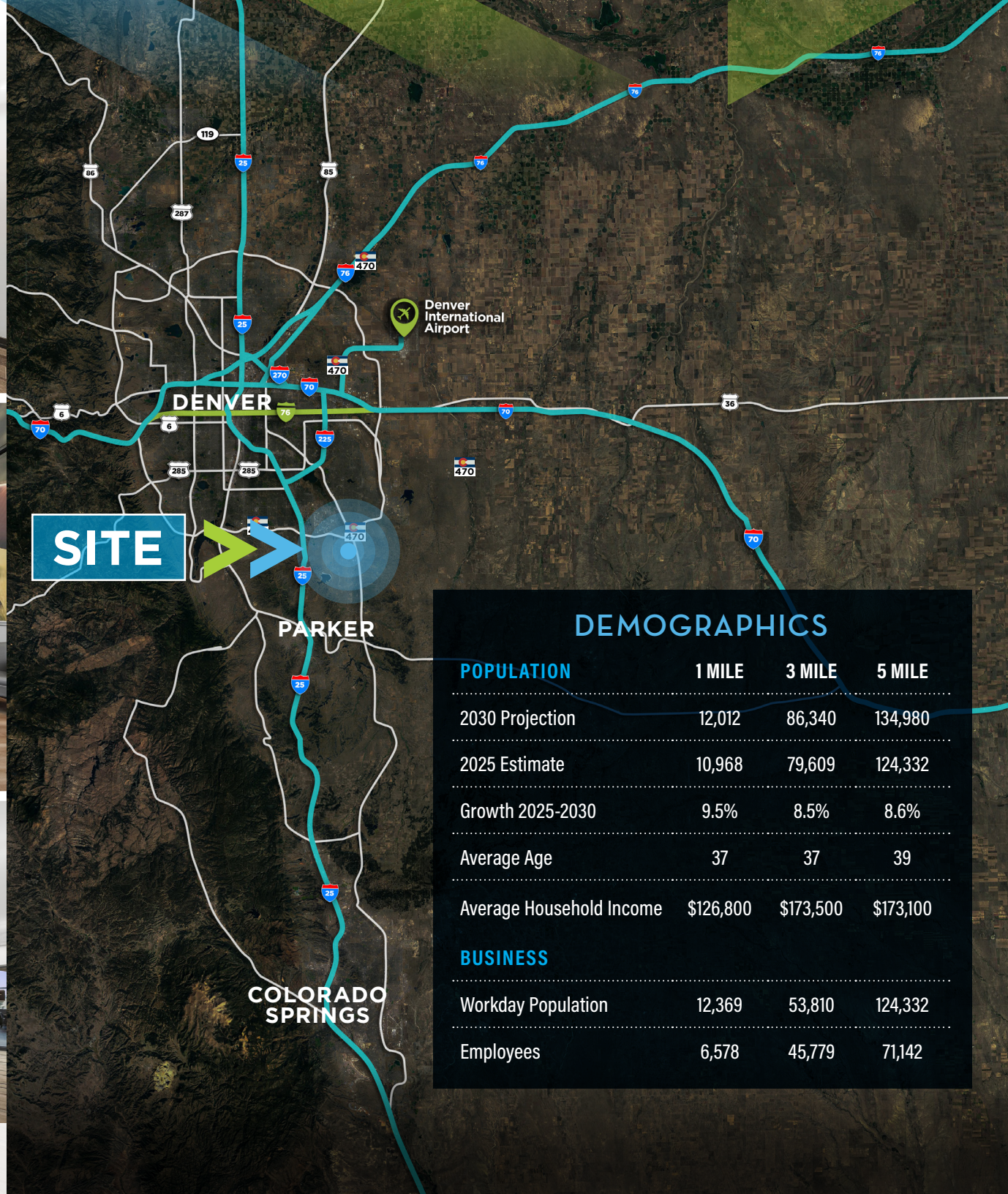
# PROPERTY SUMMARY

|               |   |
|---------------|---|
| ADDRESS       | 18801 E Mainstreet, Unit 200, Parker, CO, 80134 |
| PRICE         | \$788,400                                       |
| CAP RATE      | 6.44%   |
| BUILDING TYPE | Medical   |
| BUILDING SIZE | 2,704 SF  |
| NOI           | \$50,805  |
| TERM          | 6 Years   |
| PARKING       | 71   2.79/1,000 SF                              |
| YEAR BUILT    | 2000  |





# LOCATION



**SITE**



## DEMOGRAPHICS

| POPULATION               | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------|-----------|-----------|-----------|
| 2030 Projection          | 12,012    | 86,340    | 134,980   |
| 2025 Estimate            | 10,968    | 79,609    | 124,332   |
| Growth 2025-2030         | 9.5%      | 8.5%      | 8.6%      |
| Average Age              | 37        | 37        | 39        |
| Average Household Income | \$126,800 | \$173,500 | \$173,100 |

## BUSINESS

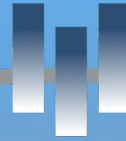
|                    |        |        |         |
|--------------------|--------|--------|---------|
| Workday Population | 12,369 | 53,810 | 124,332 |
| Employees          | 6,578  | 45,779 | 71,142  |



# NEARBY RETAIL







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