



**BROKERAGE DISCLOSURE**



# MAINSTREET & JORDAN

Parker, CO

**FOR SALE | GROUND LEASE | BTS**



**CONTACT BROKER FOR PRICING**

## HIGHLIGHTS



Dense Residential Area



Proposed uses: drive-thru, financial institutions, QSR, daycare, automotive or multi-tenant retail users



Rapidly Growing Trade Area



Traffic volume to increase by 25% by 2030 due to increased residential development



Signalized Intersection



High Incomes

**1.01 AC**  
TOTAL AVAILABLE

**PD**  
ZONING

This document has been prepared by Colliers for advertising purposes only. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, no warranty or representation is made of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**JAY LANDT**  
+1 303 283 4569  
jay.landt@colliers.com

**LANCE EBERHARD**  
+1 720 833 4636  
lance.eberhard@colliers.com



# W SITE PLAN

Proposed

MAINSTREET & JORDAN



## MAINSTREET & JORDAN

Parker, CO

FOR SALE

GROUND LEASE

BTS

### DEMOGRAPHICS

2025	1 Mile	3 Miles	5 Miles
Total Population	14,579	75,087	134,760
Total Daytime Population	9,805	66,902	137,799
Average HH. Income	\$195,967	\$175,269	\$167,766

ESRI 2025 Estimates

### TRAFFIC COUNTS

	*2026	**2030
Jordan Rd. North of Mainstreet	19,000 VPD	25,000 VPD
Mainstreet West of Jordan Rd.	22,000 VPD	27,000 VPD
Jordan Rd. South of Mainstreet	11,000 VPD	20,000 VPD

\* City of Parker 2024 Estimates  
 \*\* City of Parker 2030 Estimates



**JAY LANDT**  
 +1 303 283 4569  
 jay.landt@colliers.com

**LANCE EBERHARD**  
 +1 720 833 4636  
 lance.eberhard@colliers.com

COLLIERS DENVER

4643 S. ULSTER STREET | SUITE 1000 | DENVER, CO 80237 | +1 303 745 5800 | COLLIERS.COM/DENVER