



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%



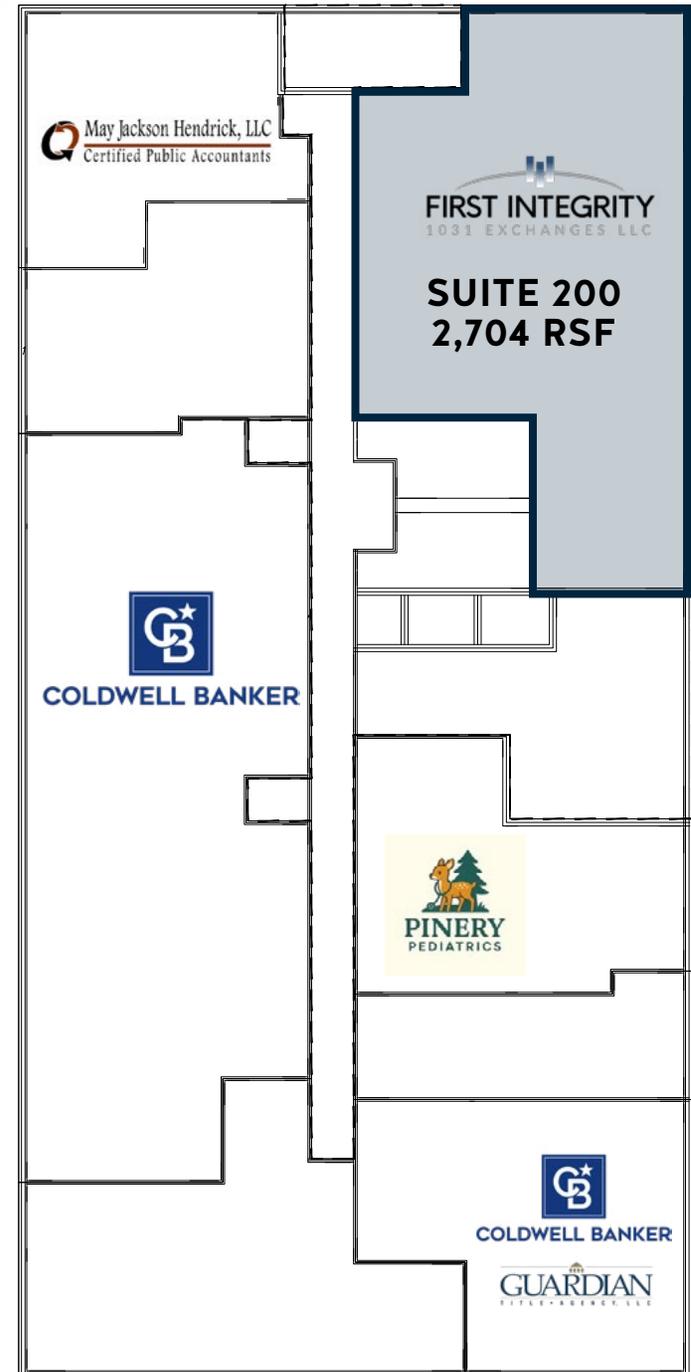
PRICE

\$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]

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

\$129,342
MEDIAN
HOUSEHOLD
INCOME.

[DATA USA]

*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.

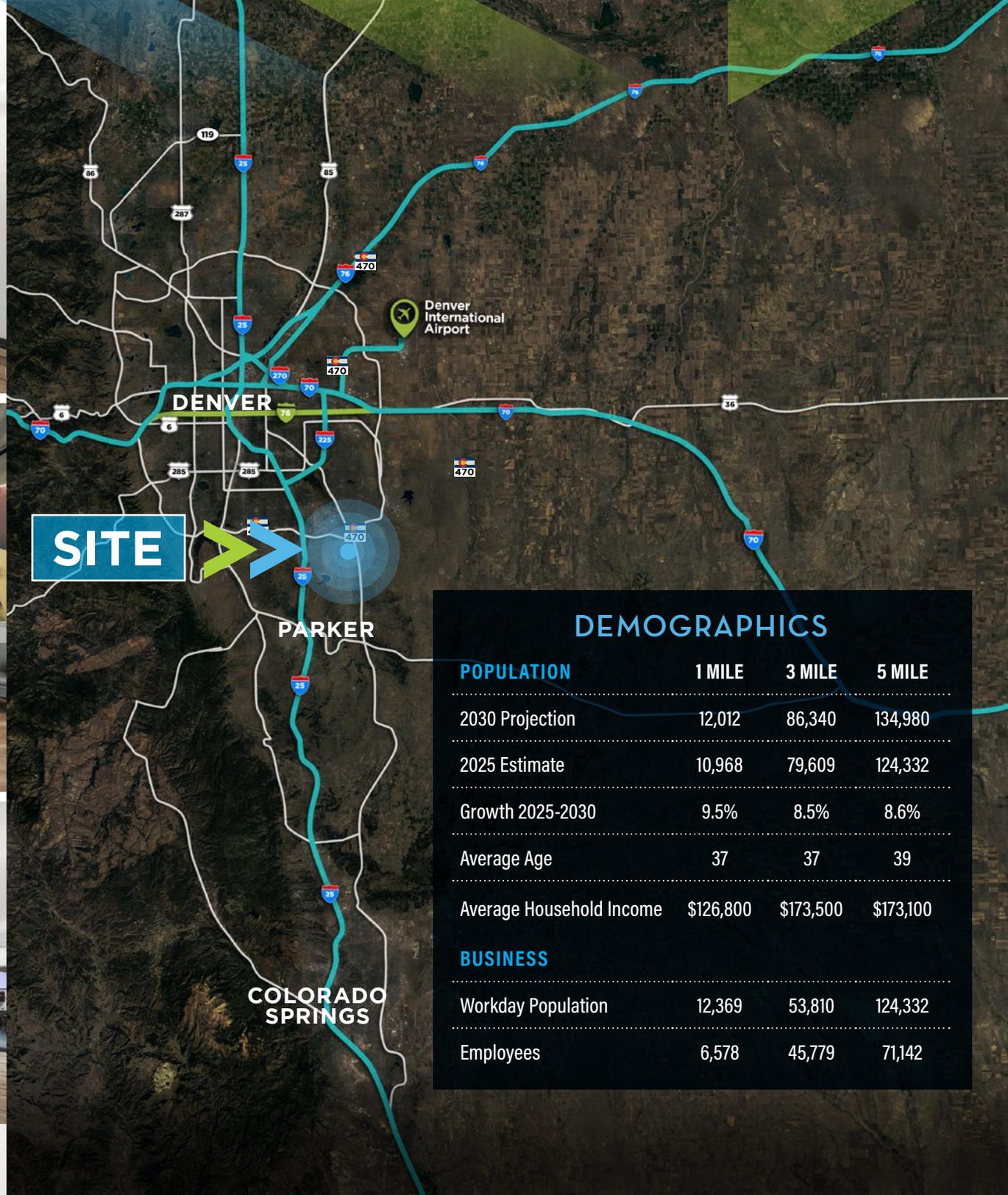
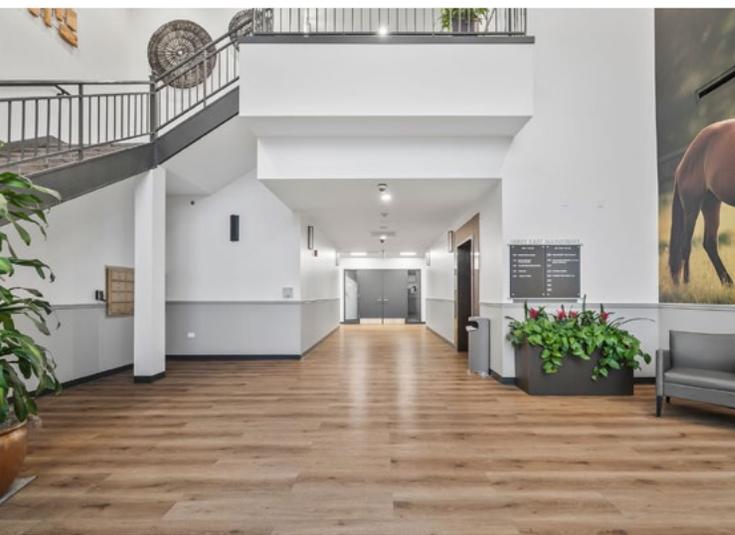


PROPERTY SUMMARY

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



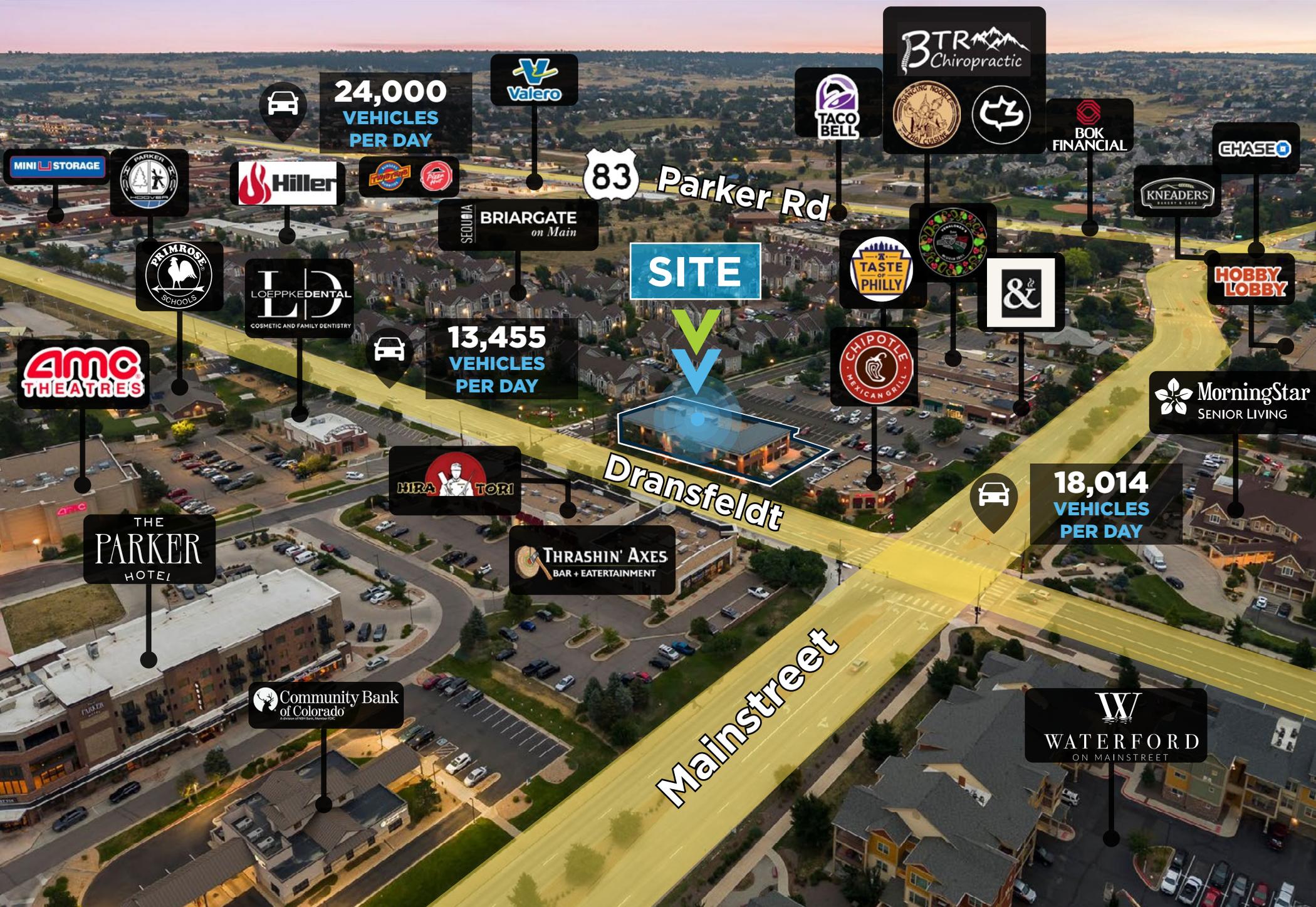
DEMOGRAPHICS

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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