

MULTI-FAMILY / MIXED-USE RETAIL LAND FOR SALE

WEST END ON MAINSTREET

NEC OF MAINSTREET & TWENTY MILE ROAD, PARKER, CO 80134



TREVEY
COMMERCIAL
REAL ESTATE

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
	Total: 3.5831 Acres m/l
PRICE	\$6,500,000.00 (\$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

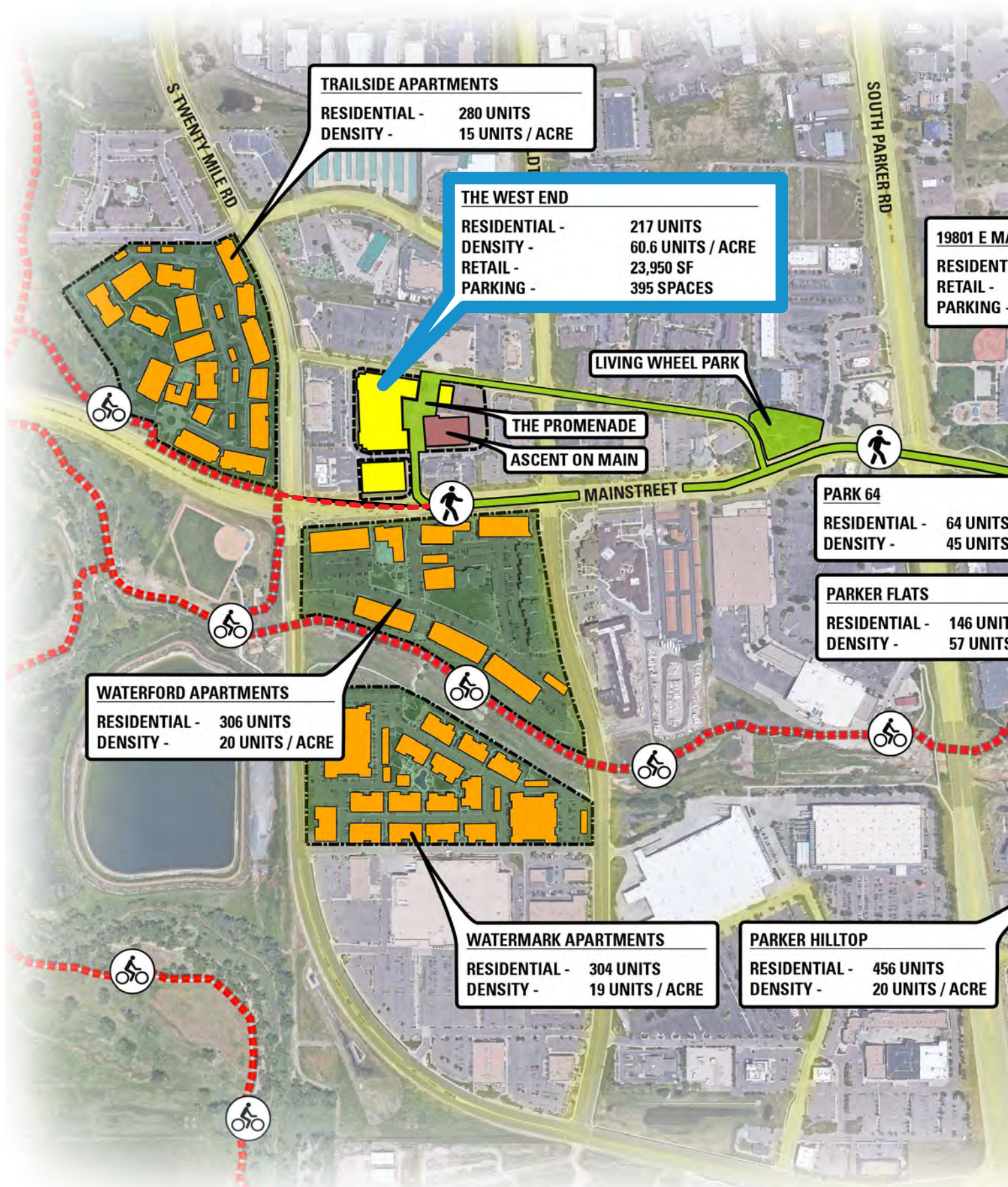
TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

MITCH TREVEY
Managing Director
mitch@trevey.com
C: 303-619-7192

DUSTY CONNELLEY
Administrator
dusty@trevey.com
O: 303-841-1400

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

19801 E MA
RESIDENTIAL -
RETAIL -
PARKING -

LIVING WHEEL PARK

THE PROMENADE

ASCENT ON MAIN

MAINSTREET

PARK 64
RESIDENTIAL - 64 UNITS
DENSITY - 45 UNITS

PARKER FLATS
RESIDENTIAL - 146 UNITS
DENSITY - 57 UNITS

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

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

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



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

INSTREET

AL -	36,000 SF
	18,000 SF
	110 SPACES

PACE LOT 2

RESIDENTIAL -	25,200 SF
RETAIL -	13,900 SF
PARKING -	140 SPACES

PARKER DOWNTOWN NORTH

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

PARKER DOWNTOWN SOUTH

RESIDENTIAL -	239,488 SF / 158 UNITS
DENSITY -	31.7 UNITS / ACRE
PARKING -	198 SPACES

DISCOVERY PARK

S SPIKE PEAK DR

S PINE DR

BERT CIR

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.



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[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change.
Please call to confirm current property status and accuracy of information contained herein.