



May Jackson Hendrick, LLC

Certified Public Accountants

18801 E. MAINSTREET, SUITE 240 • PARKER, CO 80134



STNL INVESTMENT CONDO FOR SALE

Overview



NOI

\$21,139

December 2025 -
November 2026



TERM

5 YRS*

*Tenant expires on 6/30/2030. Assumed
renewal at 3% to the end of the shown period.



CONDO SIZE

1,055 SF



LAND SIZE

3.08 AC



CAP RATE

7.00%



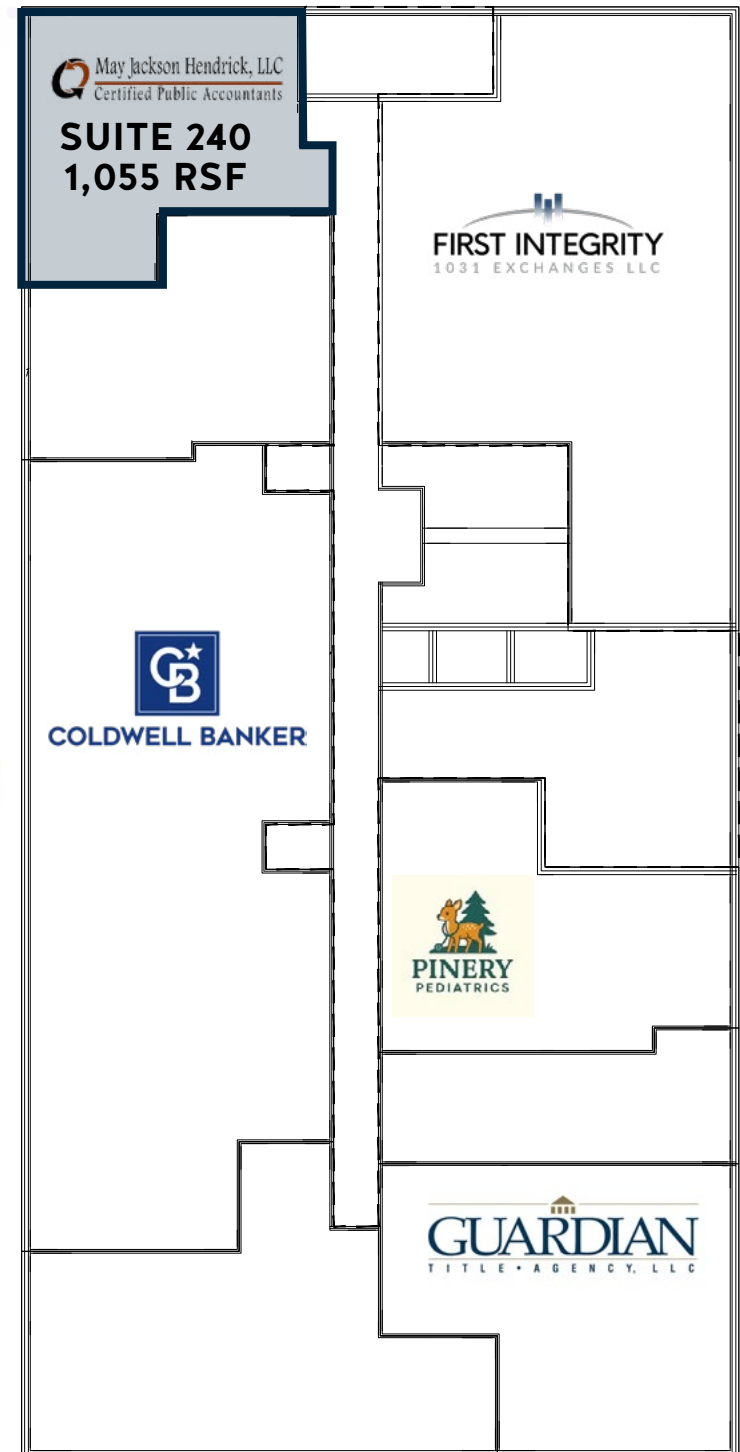
PRICE

\$302,000



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]

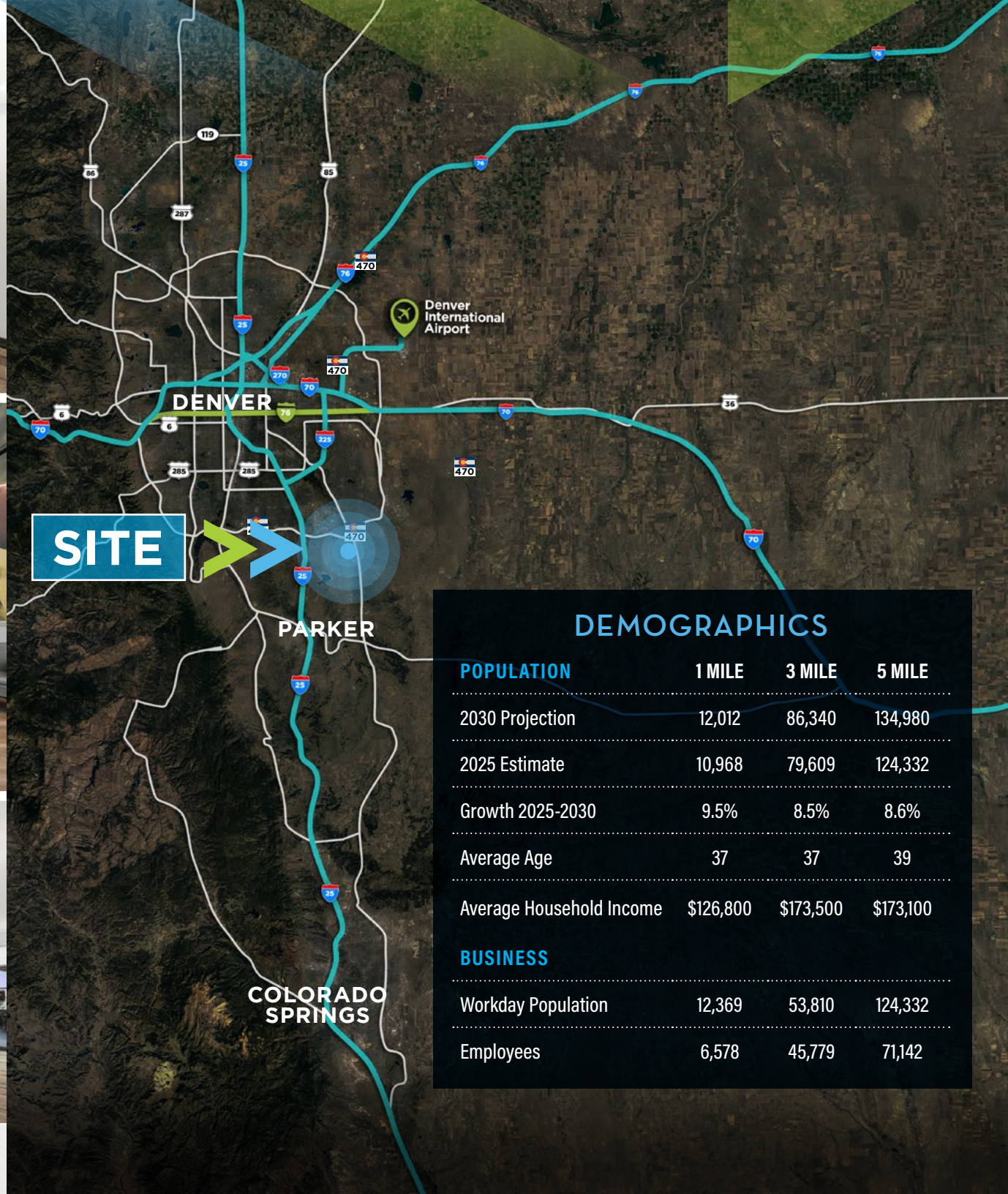
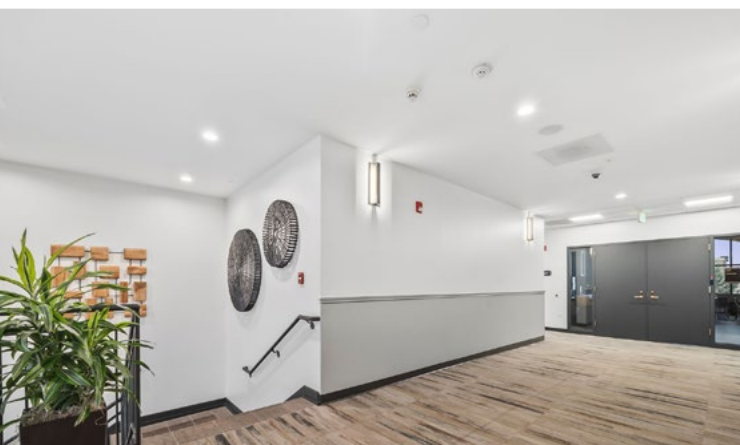
\$129,342
MEDIAN
HOUSEHOLD
INCOME.

[DATA USA]

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

*Source: US News and World Reports, January 2025

LOCATION



SITE

PARKER

**COLORADO
SPRINGS**

DEMOGRAPHICS

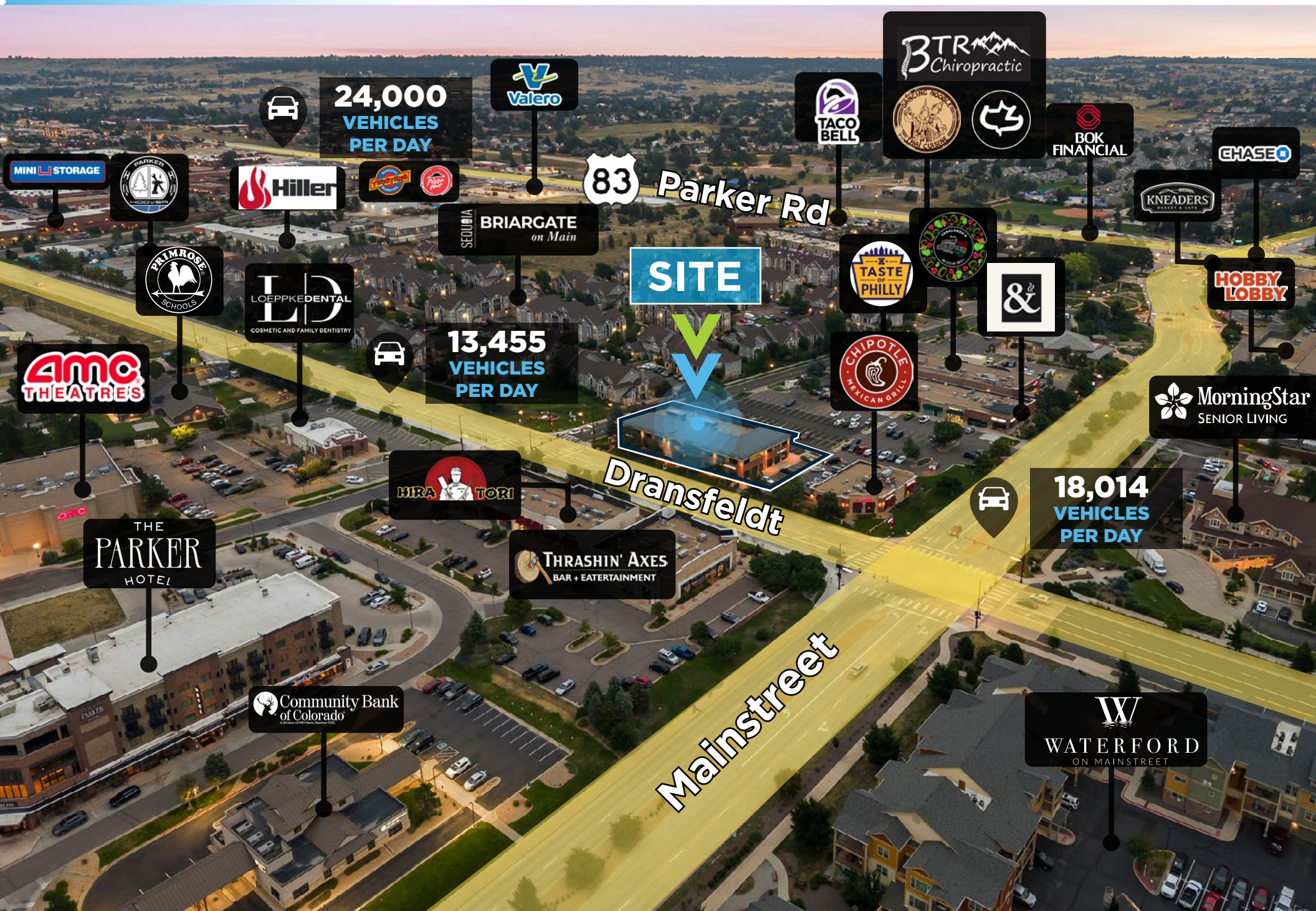
POPULATION

	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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