



# -MY- MAINSTREET

*Parker Colorado*

## COMMERCIAL SPACE OPPORTUNITIES



CONFLUENCE  
companies

### Contact Info

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# MY MAINSTREET

## OVERVIEW

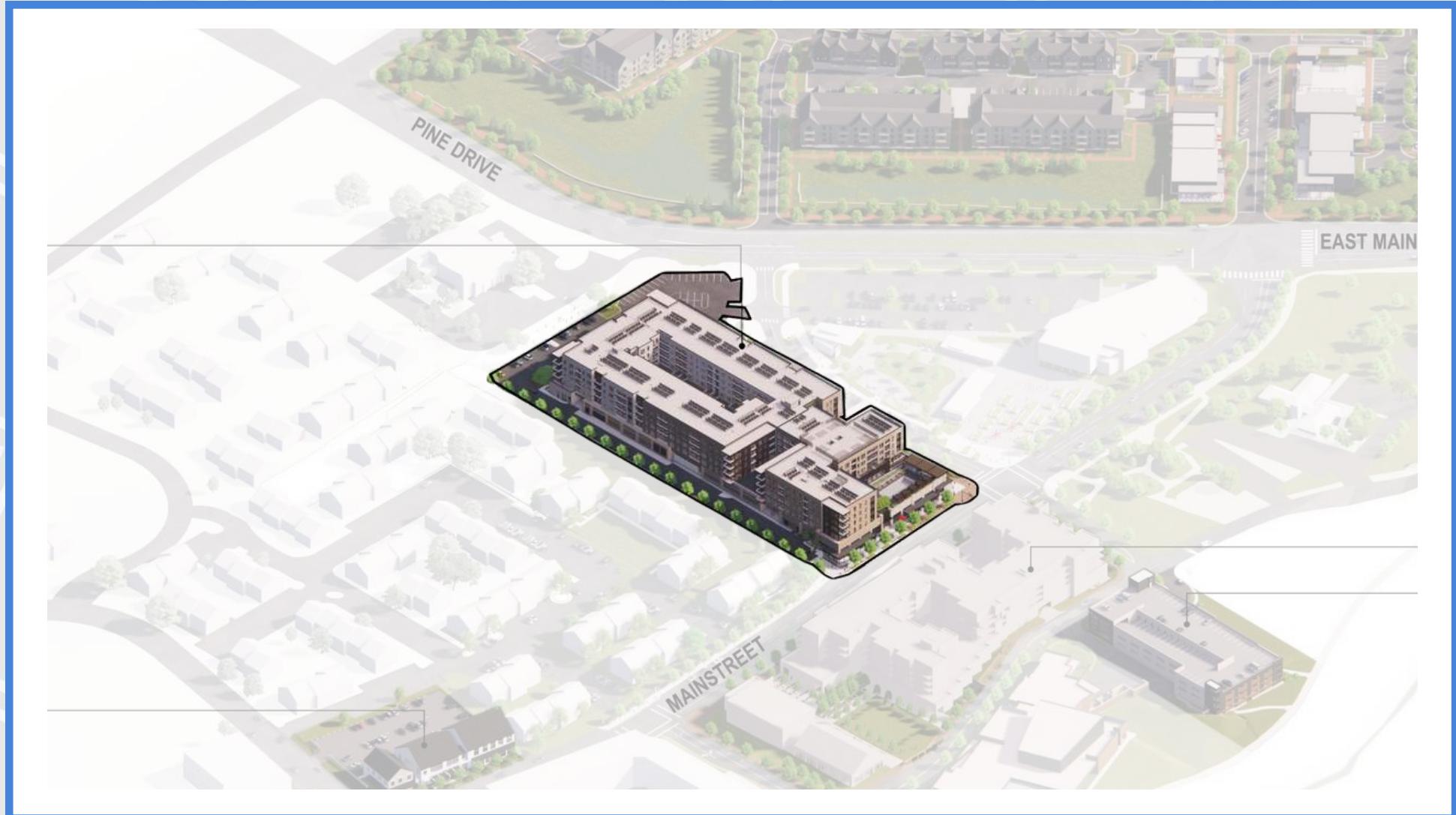


- **530 New Residential Dwelling Units**
- **105,000 SF of Commercial Footage**
- **Retail, Office, and Restaurant Space Available for Sale & Lease**
- **Size of Space & Usage Negotiable**



# EAST MAIN

COMING SPRING 2027



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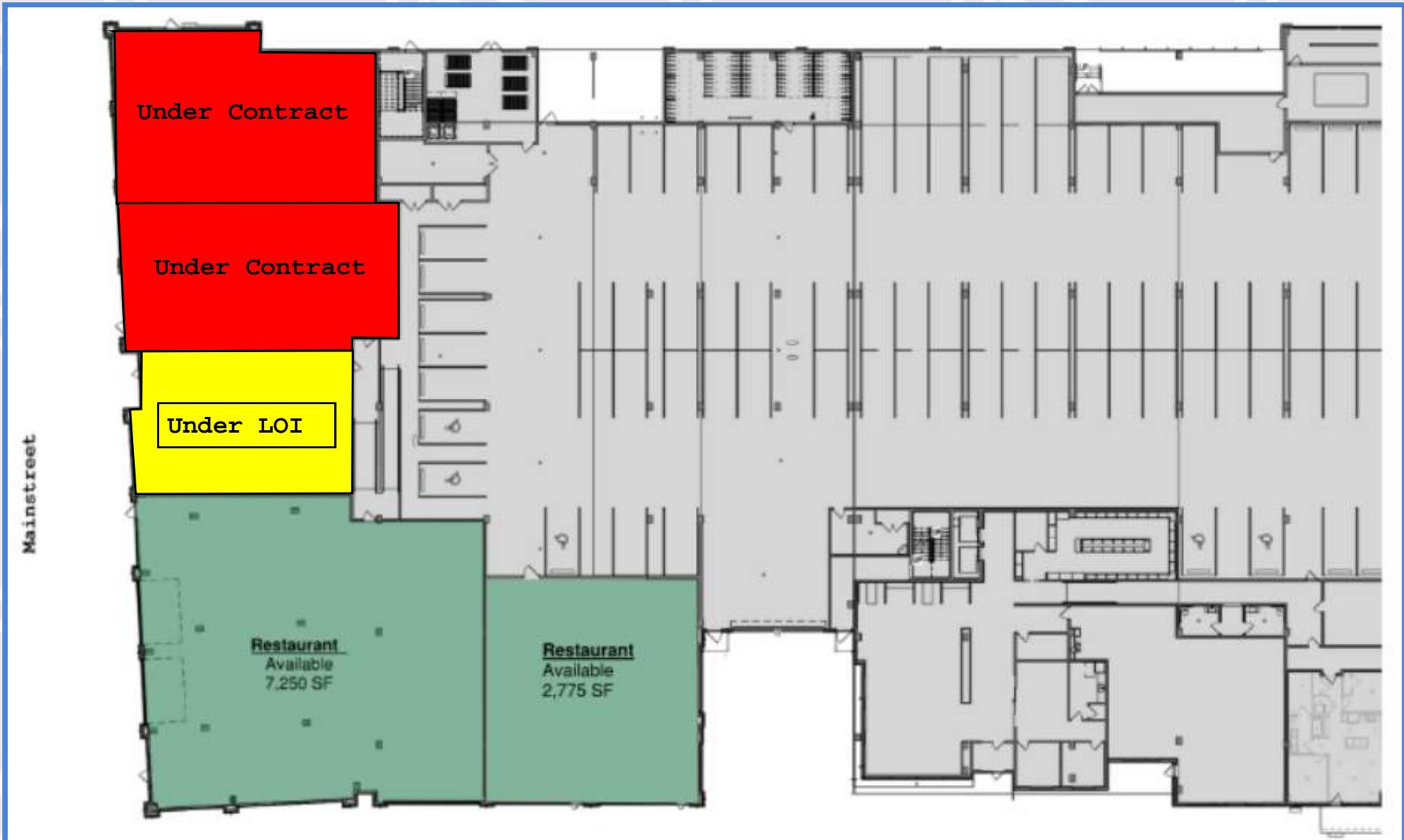


# EAST MAIN

COMING SPRING 2027

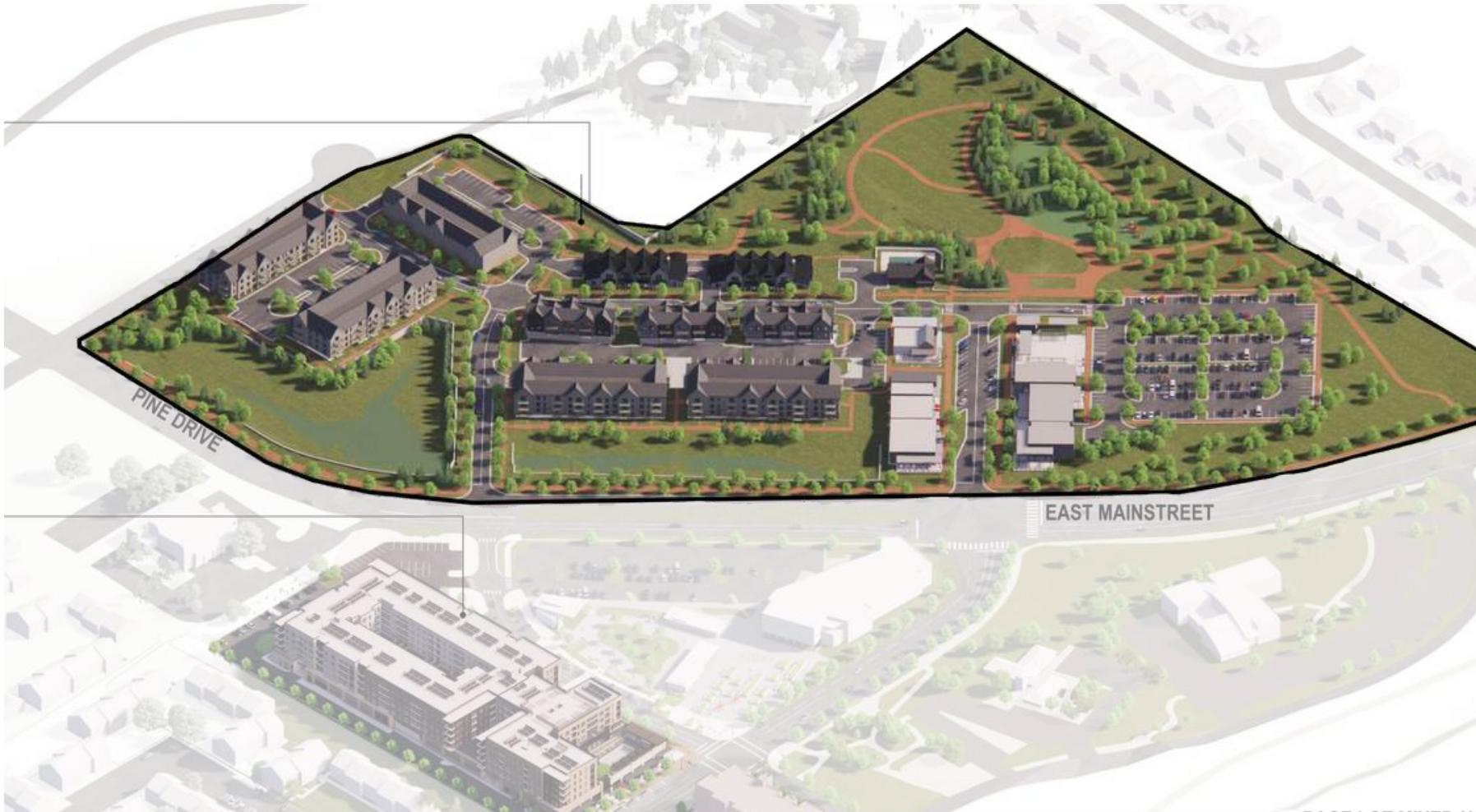
# EAST MAIN

- 18,275 SF of Mainstreet Frontage Available
- 1st Floor Restaurant & Retail Space
- 310 Apartment Units



# PINE CURVE

COMING 2028



# PINE CURVE

COMING 2028

## Development Agreement Metrics

- 35,000 SF Total
- Ground Floor Restaurant, Retail, & Office Available



# PINE CURVE

## COMING 2028



- Retail & Office suites Available for lease or sale.
- Suite sizes ranging from 1,000 SF - 5,000 SF

# PAR LOT

## BUILT TO SUITE OPTION



# PAR LOT

## BUILT TO SUITE OPTION

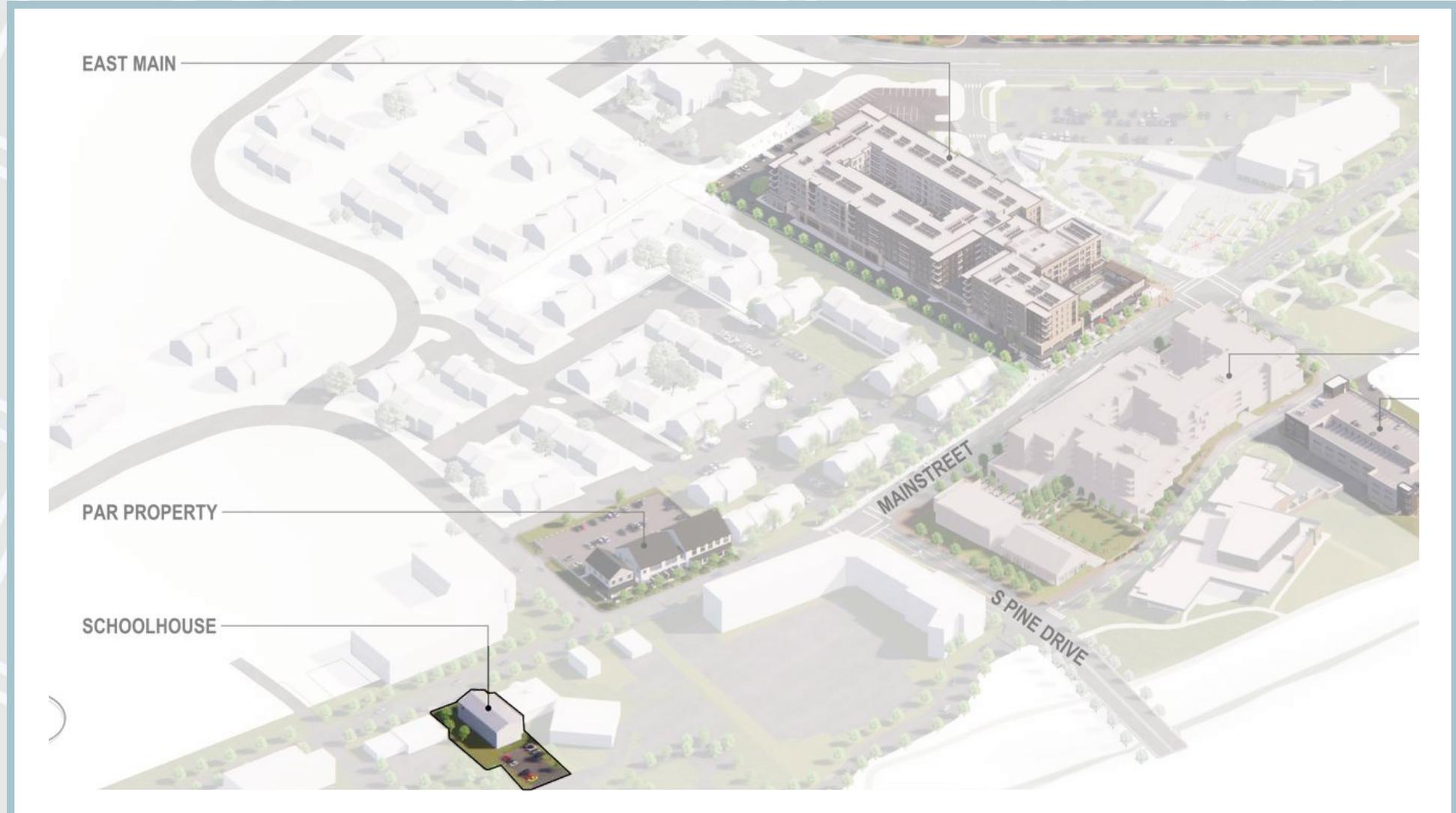


### Development Agreement Metrics

- 20,000 SF Total
- Ground Floor  
Retail
- Second Floor  
Office

# SCHOOL HOUSE

## BUILT TO SUITE OPTION



# SCHOOL HOUSE

## BUILT TO SUITE OPTION



### Built to Suit Option

- 5,400 SF of Ground-floor Mainstreet frontage
- Second Floor use potential



# PACE CENTER LOT

## COMING 2029



# PACE CENTER LOT

## COMING 2029

- 30,000 SF of Mainstreet frontage
- 1st Floor Restaurant, Office & Retail Space
- 120 For Sale Residential Condos



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-MY-  
**MAINSTREET**  
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## TRAFFIC COUNTS

Mainstreet - 20,000 Cars/Day

Pine Curve Dr. - 25,000 Cars/Day

Parker Road - 53,000 Cars/Day

## TRADE AREA DEMOGRAPHICS

Population - **64,000**

Average Household Income - **\$138,000**

Employees - **31,400**

## TOWN OF PARKER RANKINGS

**#2** Best Place to Live by Money.com 2021

**#5** Safest City in Colorado

**#5** Best Place to Live by Colorado Chamber of Commerce



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