



-MY- MAINSTREET

Parker Colorado

COMMERCIAL SPACE OPPORTUNITIES



CONFLUENCE
companies

Contact Info

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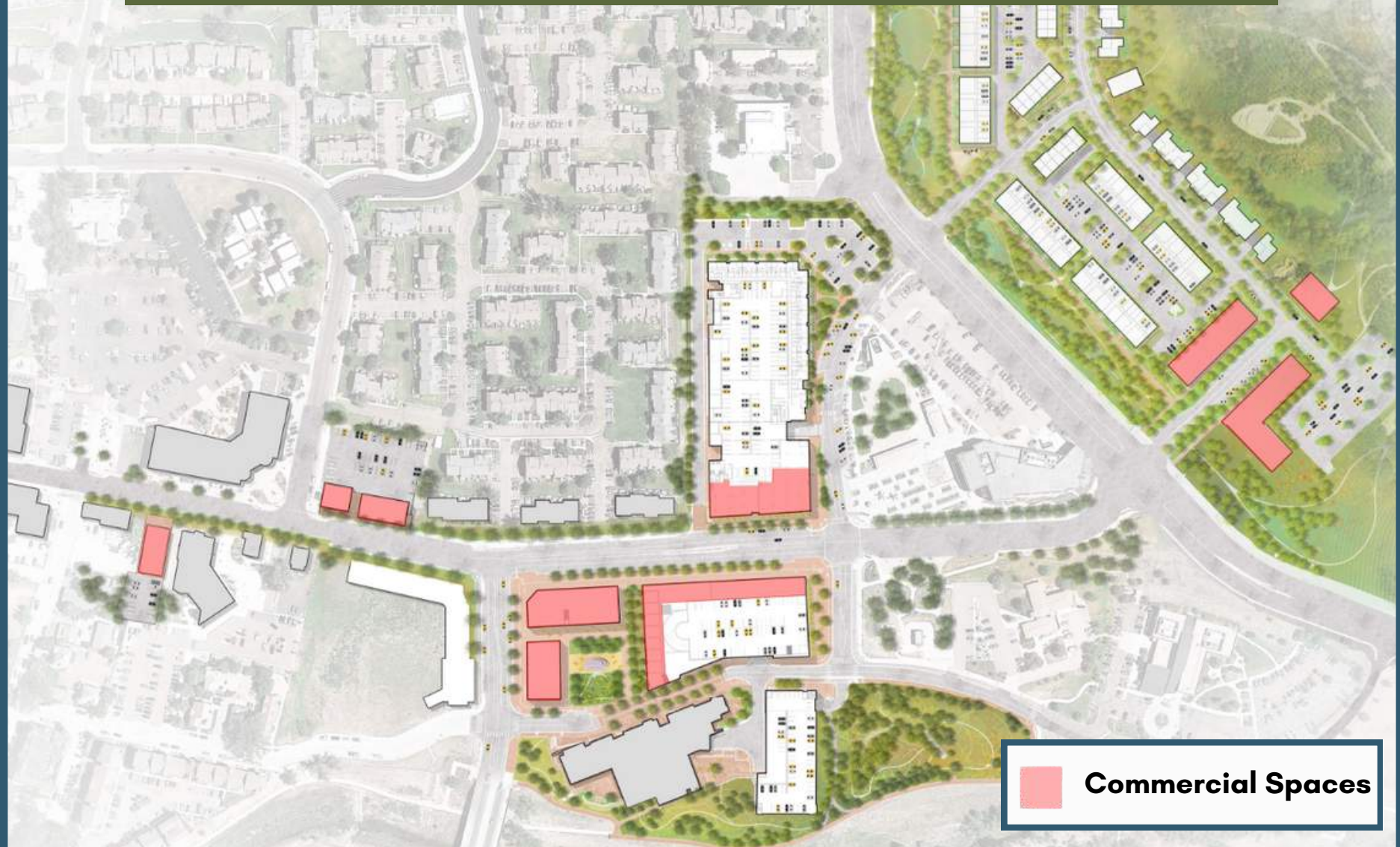
MY MAINSTREET

OVERVIEW

-MY-
MAINSTREET
Parker Colorado



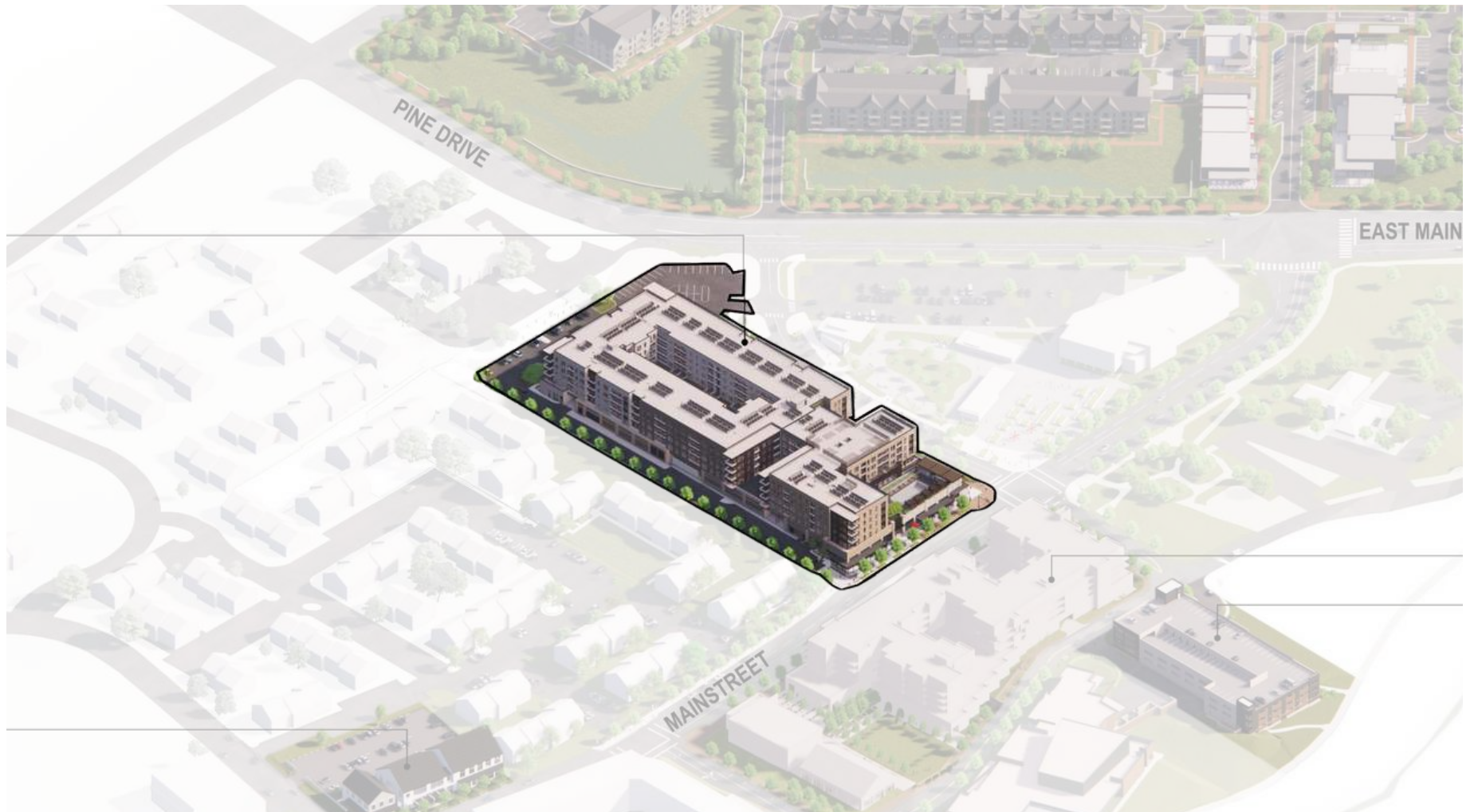
- **530 New Residential Dwelling Units**
- **105,000 SF of Commercial Footage**
- **Retail, Office, and Restaurant Space Available for Sale & Lease**
- **Size of Space & Usage Negotiable**



EAST MAIN

COMING SPRING 2027

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EAST MAIN

COMING SPRING 2027

EAST MAIN

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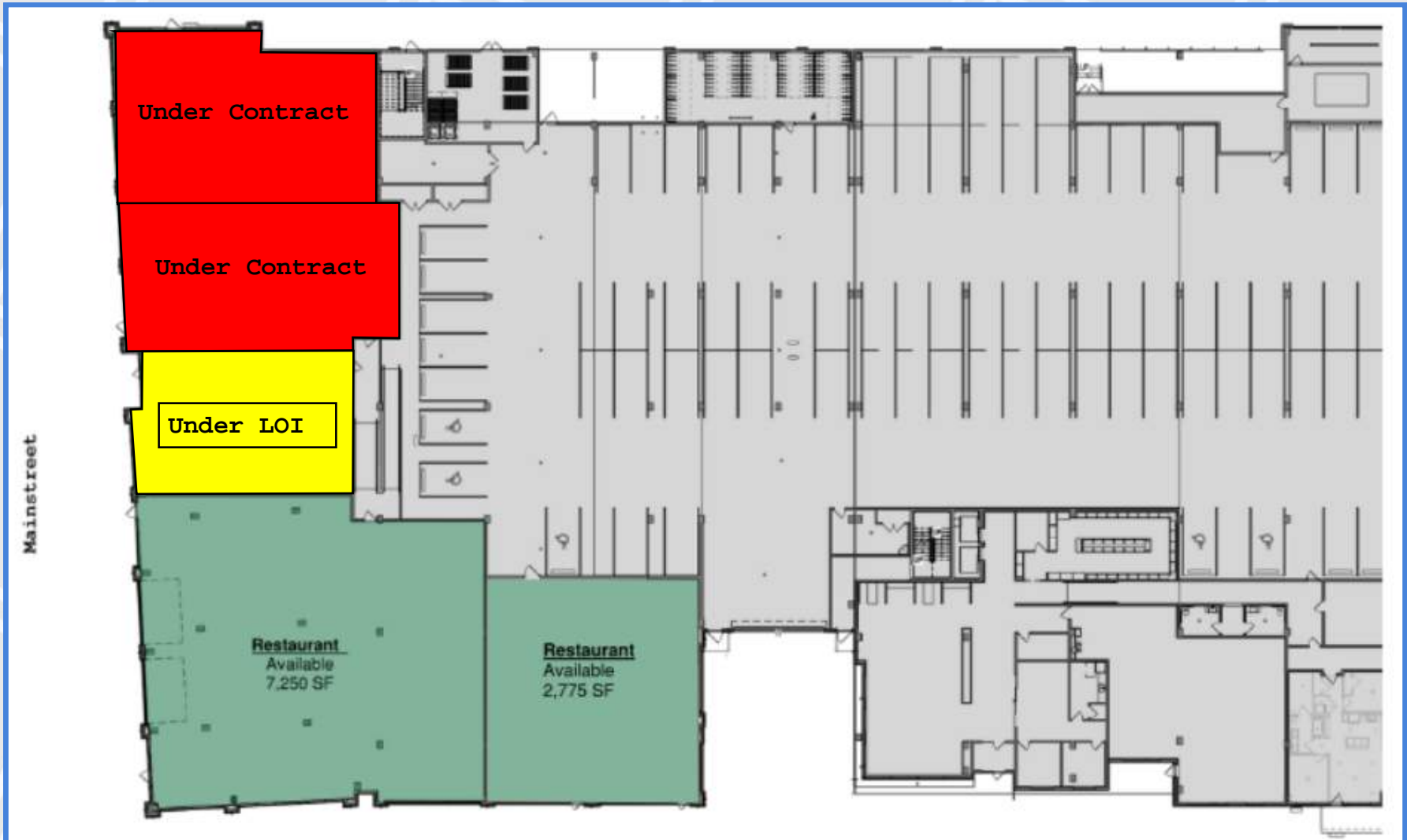


EAST MAIN

COMING SPRING 2027

EAST MAIN

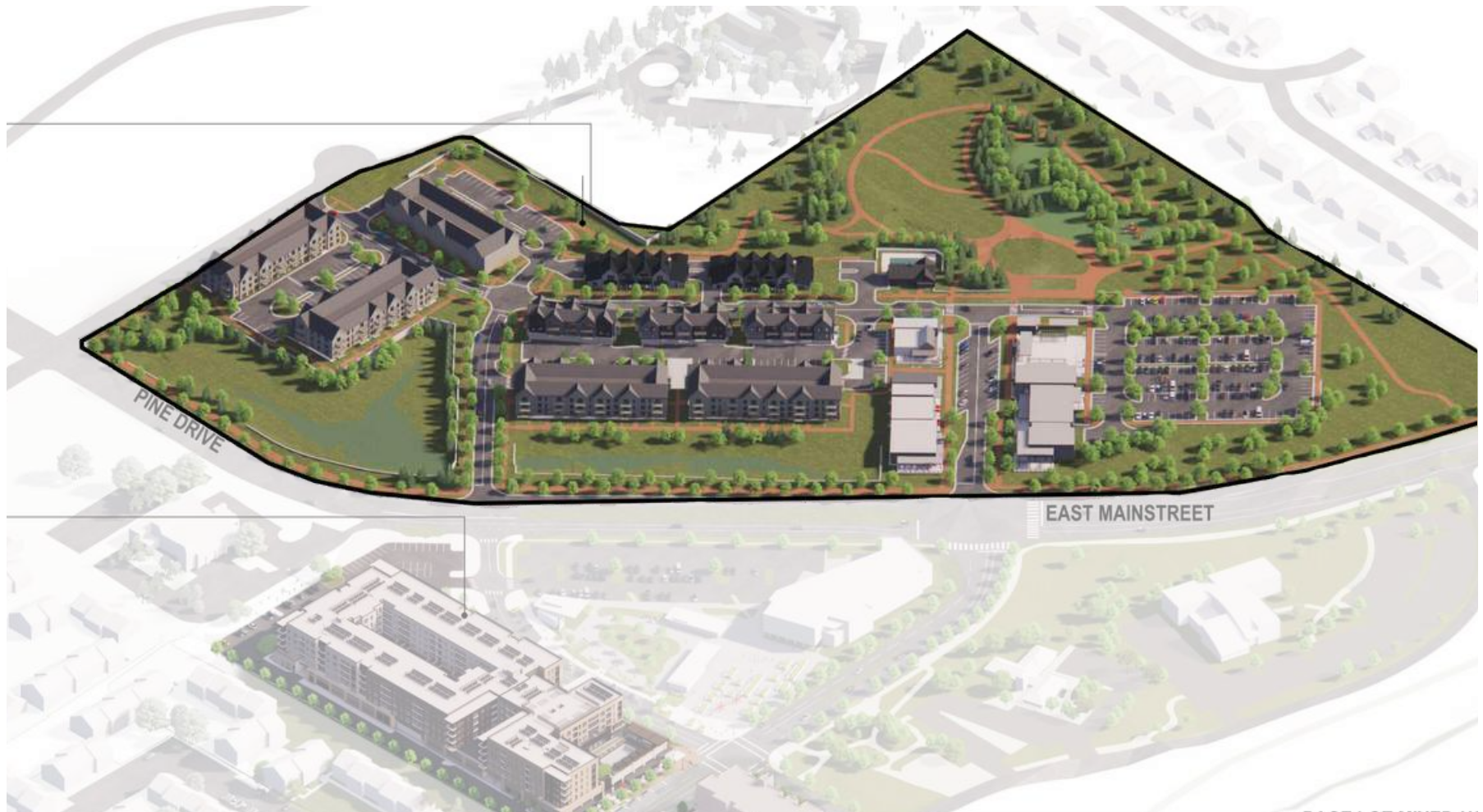
- 18,275 SF of Mainstreet Frontage Available
- 1st Floor Restaurant & Retail Space
- 310 Apartment Units



PINE CURVE

COMING 2028

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PINE CURVE

COMING 2028

Development Agreement Metrics

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



PINE CURVE

COMING 2028

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- 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

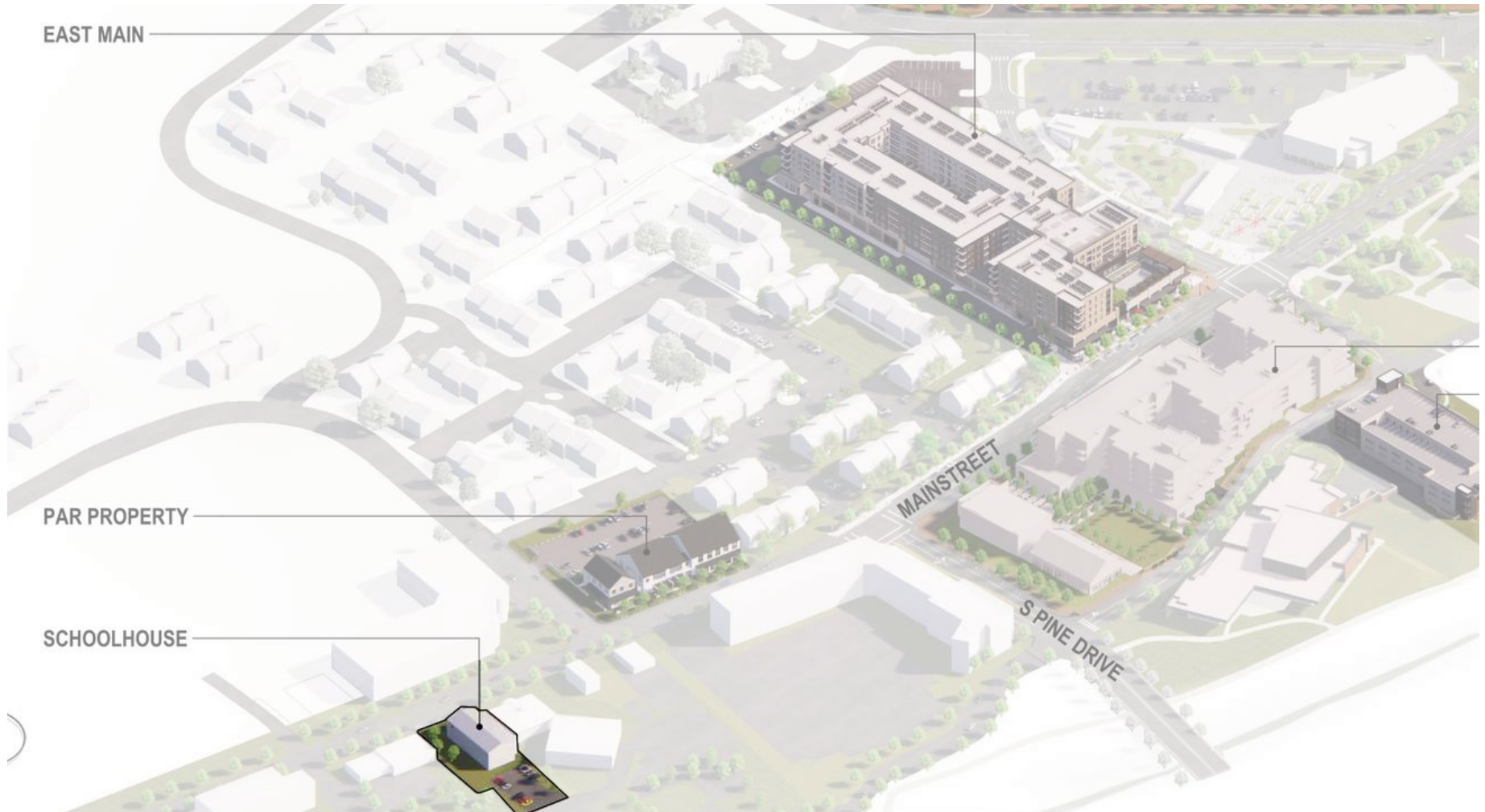
BUILT TO SUITE OPTION



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

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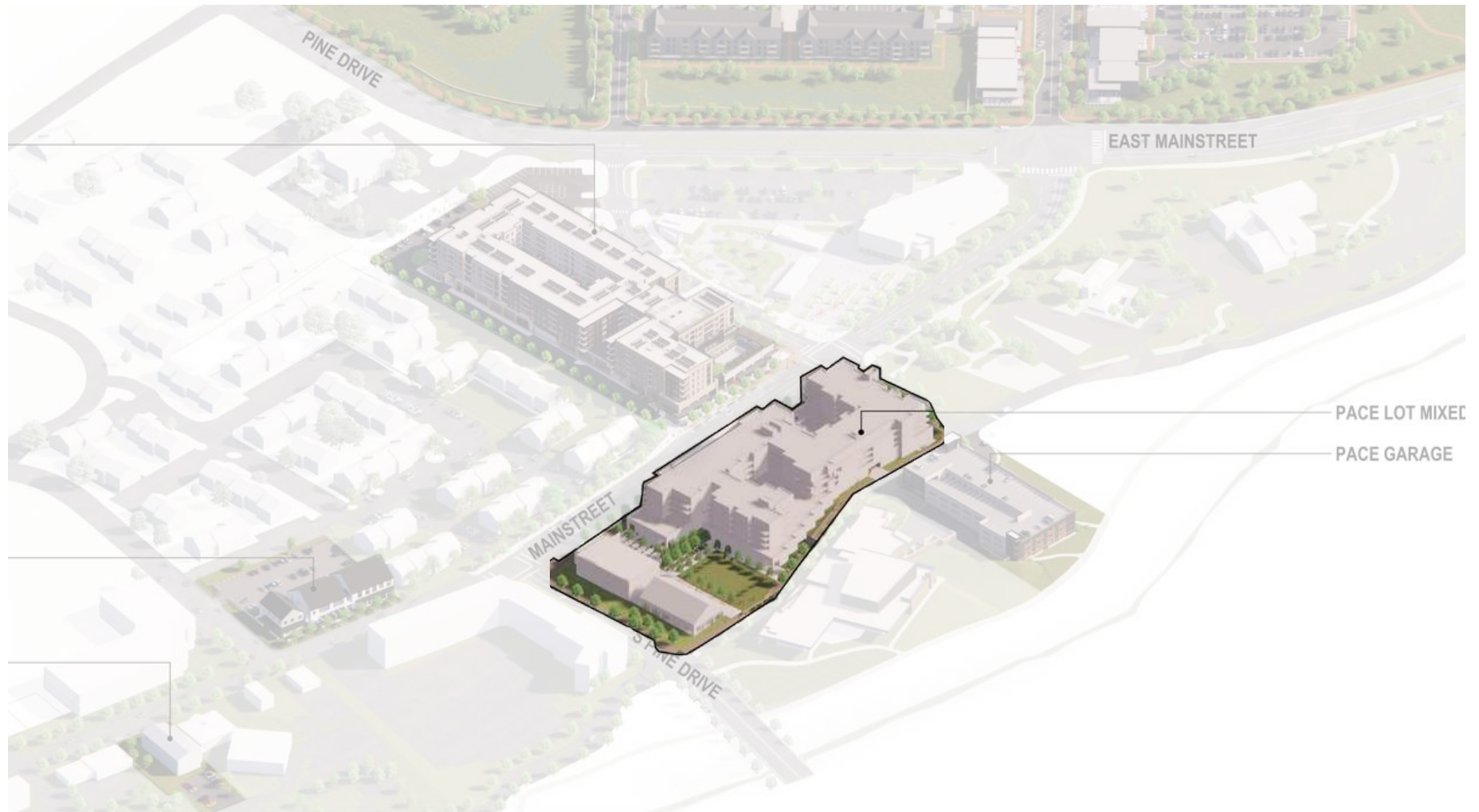
Built to Suit Option

- 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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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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