

FULLY OCCUPIED 14,572 SF RETAIL STRIP

18951 East Mainstreet | Parker, CO 80134





TABLE OF CONTENTS

Executive Summary	3
Key Highlights	4
Site Plan	5
Market Aerial	6
Rent Roll	7
Income & Expenses	8
Map & Demographics	9
Property Overview	10
Market Overview	11
Contact	12

EXECUTIVE SUMMARY

\$3,800,000
PRICE

6.16%
CAP RATE

\$234,127
NOI

Bang Realty is pleased to present the opportunity to acquire 18951 E Mainstreet in Parker, CO, a fully stabilized multi-tenant retail investment. Featuring a 14,572-square-foot building on a 1.00-acre parcel, the property is strategically positioned at the 'Main and Main' intersection of the submarket. The asset benefits from high visibility with over 80,000 combined daily vehicles and excellent accessibility, ensuring long-term appeal to a mix of dining and service-oriented tenants in an affluent Denver submarket.

The property is 100% occupied by a diverse tenant mix, including dining, entertainment, and professional services. With a weighted average lease term (WALT) of 5.88 years, the investment offers a durable income stream yielding a Net Operating Income of \$234,127. The asset is offered at a suggested valuation of \$3,800,000, reflecting a 6.16% capitalization rate. Supported by strong local demographics with median household incomes exceeding \$129,000, this opportunity provides a stable investment in a rapidly densifying corridor.

Gross Leasable Area	14,572 Square Feet
Property Type	Multi-Tenant Retail
Building Price Per SF	\$260.77
Lot Size	1.39 Acres
Year Built	2002
Occupancy	100.00%
Parking Spaces	81 Spaces
Parking Ratio	5.56



KEY HIGHLIGHTS

UNRIVALED MARKET FUNDAMENTALS

Parker's retail submarket maintains an exceptionally tight 1.20% vacancy rate, significantly outperforming the 4.80% Southeast Metro average. Over \$500M in active development within a one-mile radius ensures continued appreciation and sustained rental growth.

STRATEGIC "MAIN & MAIN" LOCATION

Positioned at the gateway to downtown Parker, the asset benefits from combined traffic counts exceeding 80,000 VPD. Its location captures "going-home" traffic from the Denver Tech Center and sits adjacent to a Walmart-anchored power center.

STABLE INCOME & FAVORABLE TERMS

The property is 100% occupied with a 5.88-year WALT, offering a durable income stream. At a 6.16% cap rate and \$260.77 PSF, the valuation is highly attractive compared to local small-format condos trading at \$325+ PSF.

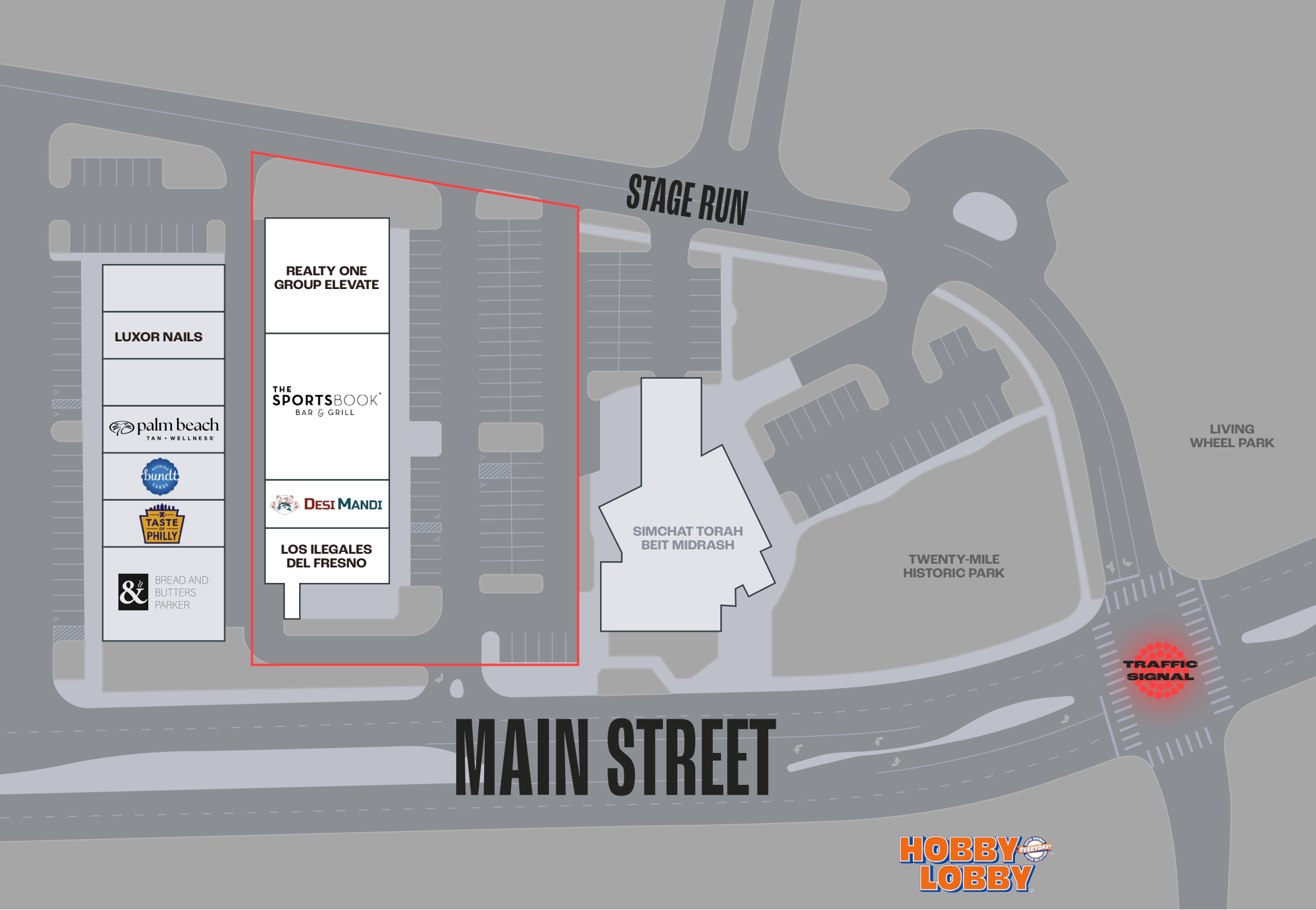
SUPERIOR PARKING & PHYSICAL SPECS

A parking ratio of 5.56/1,000 SF exceeds standard retail code, supporting high-volume entertainment and dining tenants and providing a distinct competitive advantage over neighboring assets.

AFFLUENT RESIDENTIAL GROWTH

The 3-mile radius boasts a median household income of \$138,000. With 1,000+ new residential units delivering within a half-mile, the property is poised to capture a rapidly densifying, high-spending consumer base.





STAGE RUN

LIVING WHEEL PARK

TWENTY-MILE HISTORIC PARK

TRAFFIC SIGNAL

MAIN STREET

REALTY ONE GROUP ELEVATE

LUXOR NAILS

palm beach TAN • WELLNESS

bundt Cakes

TASTE OF PHILLY

BREAD AND BUTTERS PARKER

THE SPORTSBOOK BAR & GRILL

DESI MANDI

LOS ILEGALES DEL FRESNO

SIMCHAT TORAH BEIT MIDRASH

HOBBY LOBBY



Aerial by:
SUBJECT RUNNER
Imagery:
Nearmap

RENT ROLL

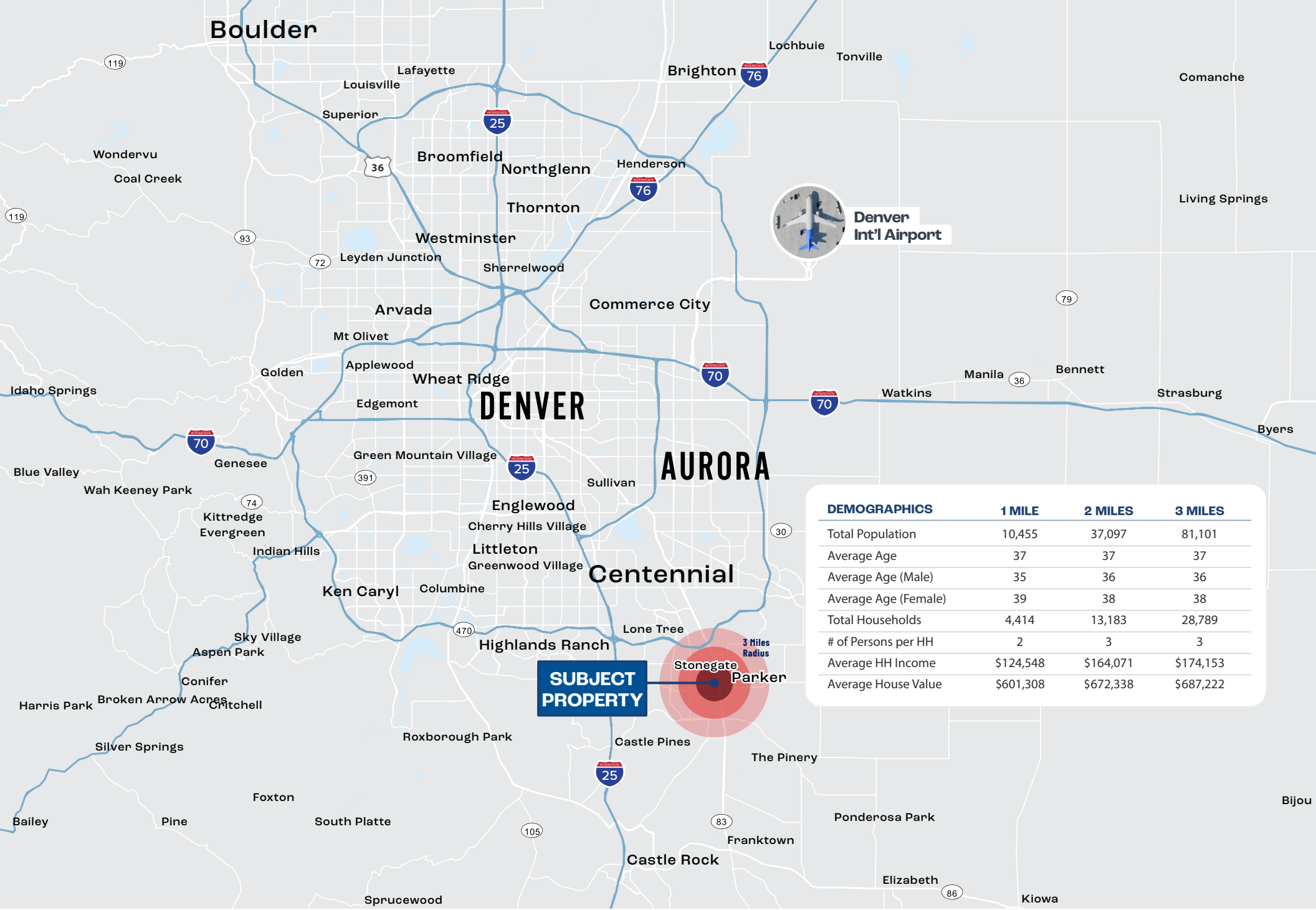
Suite	Tenant Name	Unit GLA	% of GLA	Commenced	Expiration	Annual	PSF	Lease Type
A	Los Ilegales Del Fresno	2,804	19.24%	Nov 1, 2024	Apr 30, 2035	\$67,000	\$23.89	MG
B	Desi Mandi, LLC	1,699	11.66%	Jun 1, 2023	Jul 31, 2028	\$33,336	\$19.62	MG
C	Sportsbook Parker	5,273	36.19%	Aug 7, 2019	Mar 31, 2035	\$91,698	\$17.39	MG
D	Realty One Group Elevate	4,796	32.91%	Jan 1, 2020	May 31, 2027	\$80,969	\$16.88	MG
Totals		14,572	100%			\$273,003	\$18.73	



INCOME & EXPENSES

ANNUALIZED INCOME	CURRENT	YEAR 1
Gross Potential Rent	\$273,003	\$0
Expense Reimbursements	\$120,323	\$0
Gross Potential Income	\$393,326	\$0
Effective Gross Income	\$393,326	\$0
TOTAL EXPENSES	(\$159,198)	(\$146,520)
NET OPERATING INCOME	\$234,127	(\$146,520)
ANNUALIZED EXPENSES	CURRENT	PSF
Real Estate Taxes	\$76,339	\$5
Property Insurance	\$20,000	\$1.37
Liability Insurance	\$0	\$0.00
Other Insurance	\$0	\$0.00
Total Insurance	\$20,000	\$1.37
Utilities	\$9,618	\$0.66
Trash	\$6,929	\$0.48
R & M	\$27,437	\$1.88
Total CAM	\$43,984	\$3.02
CapEx/Reserve	\$2,623	\$0.18
Management	\$16,252	\$1.12
TOTAL EXPENSES	\$159,198	\$10.92
EXPENSES AS % OF EGI	40.47%	





PROPERTY OVERVIEW

The asset at 18951 Mainstreet is 100% occupied with a synergistic mix of dining, entertainment, and professional tenants, strategically positioned at the “Main and Main” of the submarket. This curated, internet-resistant tenant lineup drives consistent foot traffic and aligns with strong demand from the affluent Parker demographic.

The property delivers stable income supported by a 5.88-year WALT, reducing near-term rollover risk and reflecting long-term tenant commitment. Strong local fundamentals, including median household incomes above \$138,000, further support tenant performance and retention.

The building offers a flexible four-suite layout (1,699 SF to 5,273 SF), anchored by Sportsbook Parker in the largest suite. This high-volume dining and entertainment space serves as a key traffic driver and positions the asset as a premier destination within the retail corridor.

KEY FACTS

Current Occupancy	100%
Lease Term	5.88 Years
Suite Configuration	4 Units
Anchor Tenant	Sportsbook Parker
Gross Leasable Area	14,572 SF

KEY HIGHLIGHTS:

- » **Prime “Main & Main” Positioning:**
Located in the core of the submarket, the property benefits from strong visibility, affluent demographics, and a tenant mix designed to drive consistent foot traffic.
- » **Durable Income Stream:**
A 5.88-year WALT and 100% occupancy provide stability, minimizing rollover risk and reinforcing long-term tenant commitment.
- » **Destination-Oriented Anchor Tenant**
Sportsbook Parker occupies the largest suite with a high-volume dining/entertainment concept, acting as a primary draw and elevating the center’s identity



MARKET OVERVIEW

Parker, Colorado, is positioned within Douglas County, one of the fastest-growing counties in the United States, with a 3-mile population of approximately 65,000 residents projected to grow annually by 2.5% through 2026. Its strategic “Main and Main” location at the intersection of South Parker Road and Mainstreet serves as the commercial gateway to the historic downtown district. Boasting an affluent demographic profile with median household incomes reaching \$138,000 and over 56% of residents holding a bachelor’s degree, Parker represents a high-demand market for premium retail and services. This rapid expansion, fueled by significant in-migration from the Denver Tech Center, underpins the area’s robust economic vitality.

The area’s connectivity is driven by exceptional infrastructure, with combined traffic counts exceeding 80,000 vehicles per day and rapid access to E-470 and I-225. The submarket is currently experiencing explosive growth, with over \$500 million in active mixed-use development and more than 1,000 new residential units delivering within a one-mile radius, including The Juniper on Mainstreet and the My Mainstreet project. Anchored by major regional draws like the Parker Arts, Culture & Events (PACE) Center and AdventHealth Parker, alongside national retailers such as Walmart and Home Depot, the neighborhood offers a rare blend of high-volume power center traffic and walkable downtown density.

KEY FACTS

Median Household Income	\$138,000
3-Mile Population	65,000 residents
Daily Traffic Volume	80,000+ vehicles
Downtown Investment	\$500M+ in active projects



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