



# May Jackson Hendrick, LLC

---

## Certified Public Accountants

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



navpoint  
REAL ESTATE GROUP

# 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**



## MAY JACKSON CAP RATE MATRIX

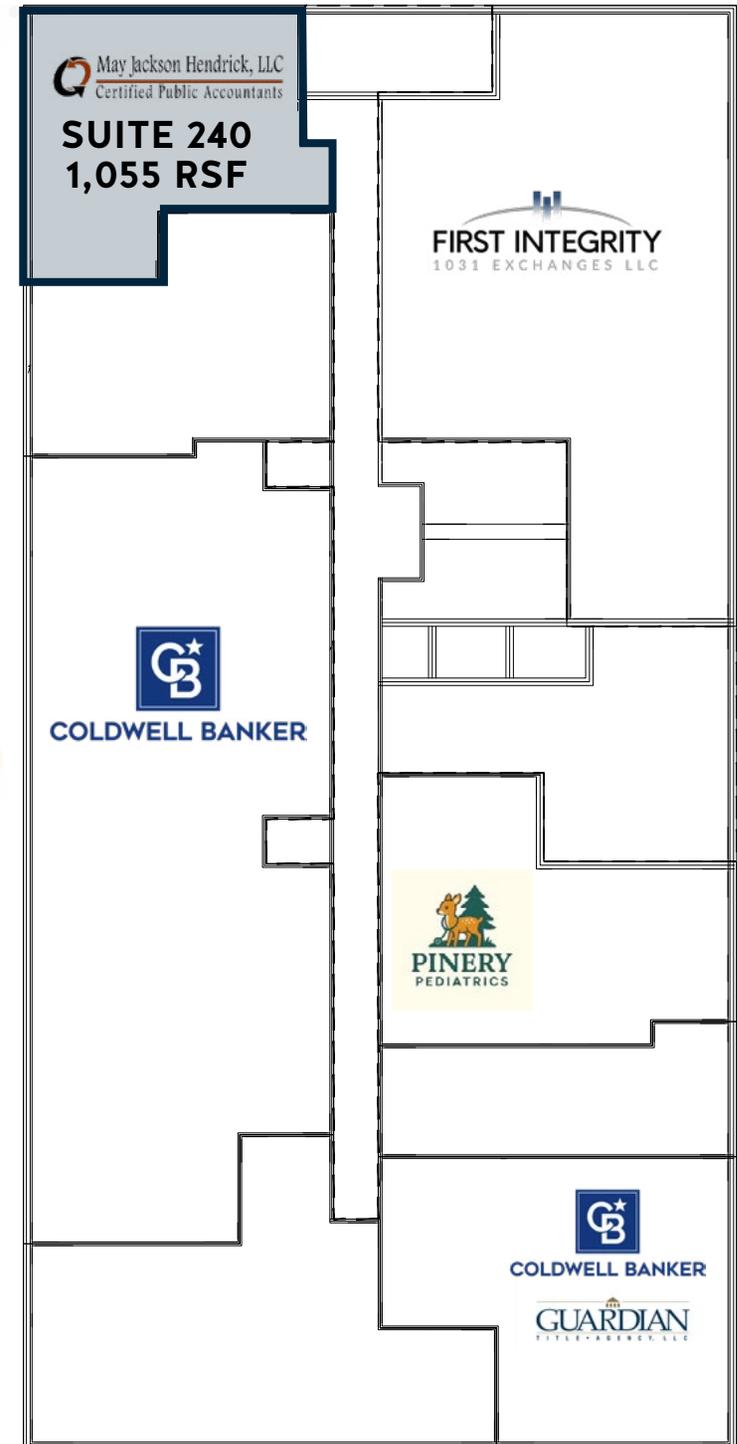
**PURCHASE PRICE \$302,000**

Period	NOI	Cap Rate
12/1/2025 - 11/30/2026	\$21,139.47	7.00%
12/1/2026 - 11/30/2027	\$21,774.65	7.21%
12/1/2027 - 11/30/2028	\$22,427.67	7.43%
12/1/2028 - 11/30/2029	\$23,101.68	7.65%
12/1/2029 - 11/30/2030	\$23,788.71	7.88%

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

# 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]

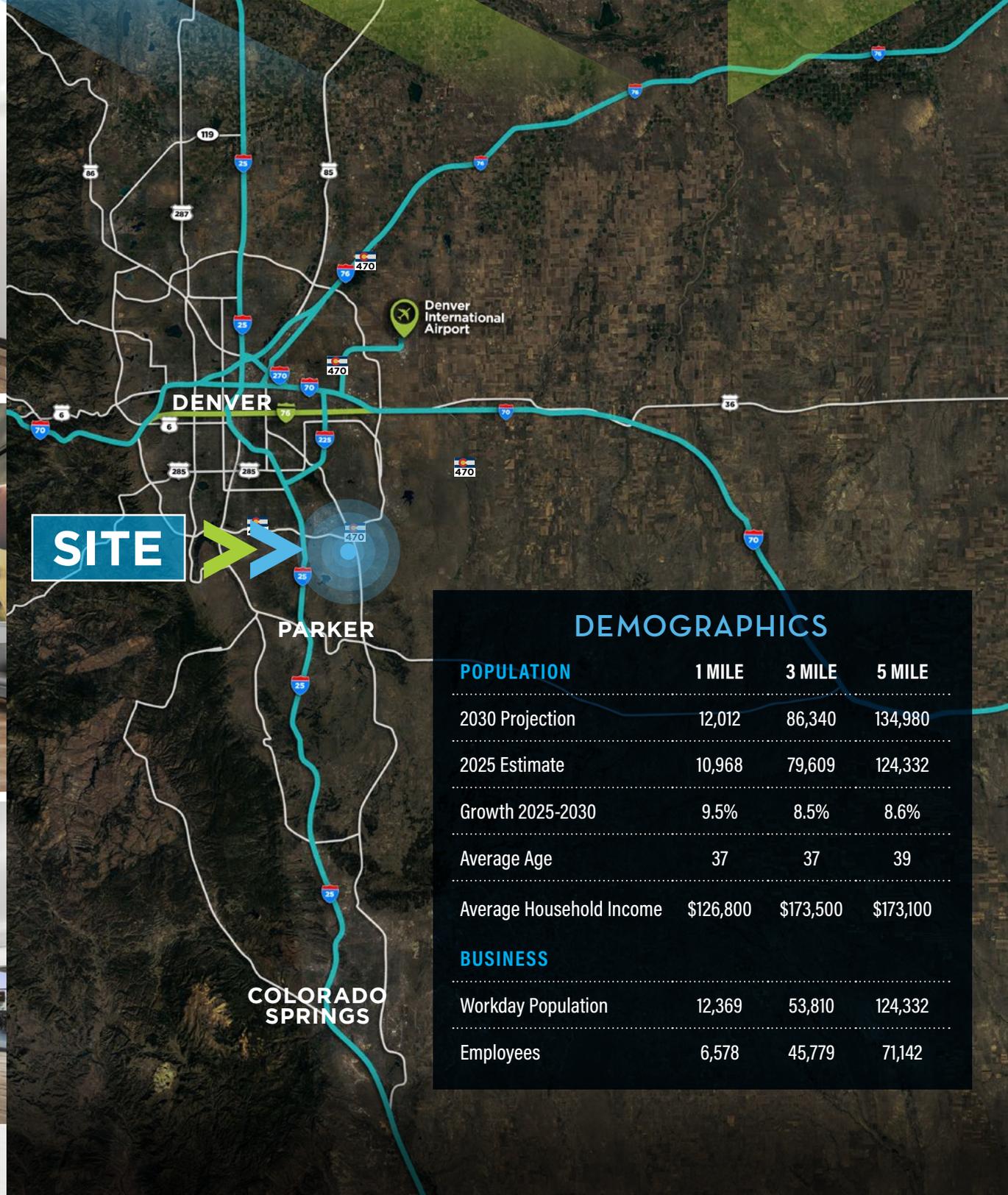
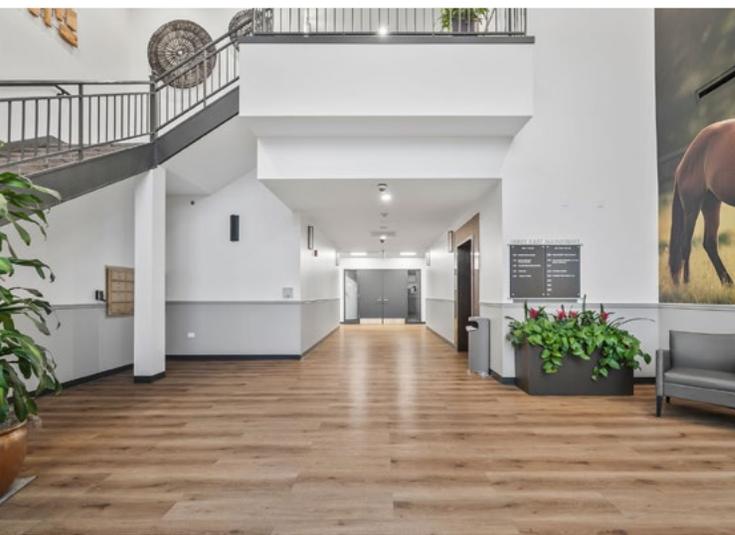
RAPID  
SUBURBAN  
GROWTH  
WITH A HIGH  
PERCENTAGE  
OF OWNER-  
OCCUPIED  
HOMES

\$129,342  
MEDIAN  
HOUSEHOLD  
INCOME.

[DATA USA]

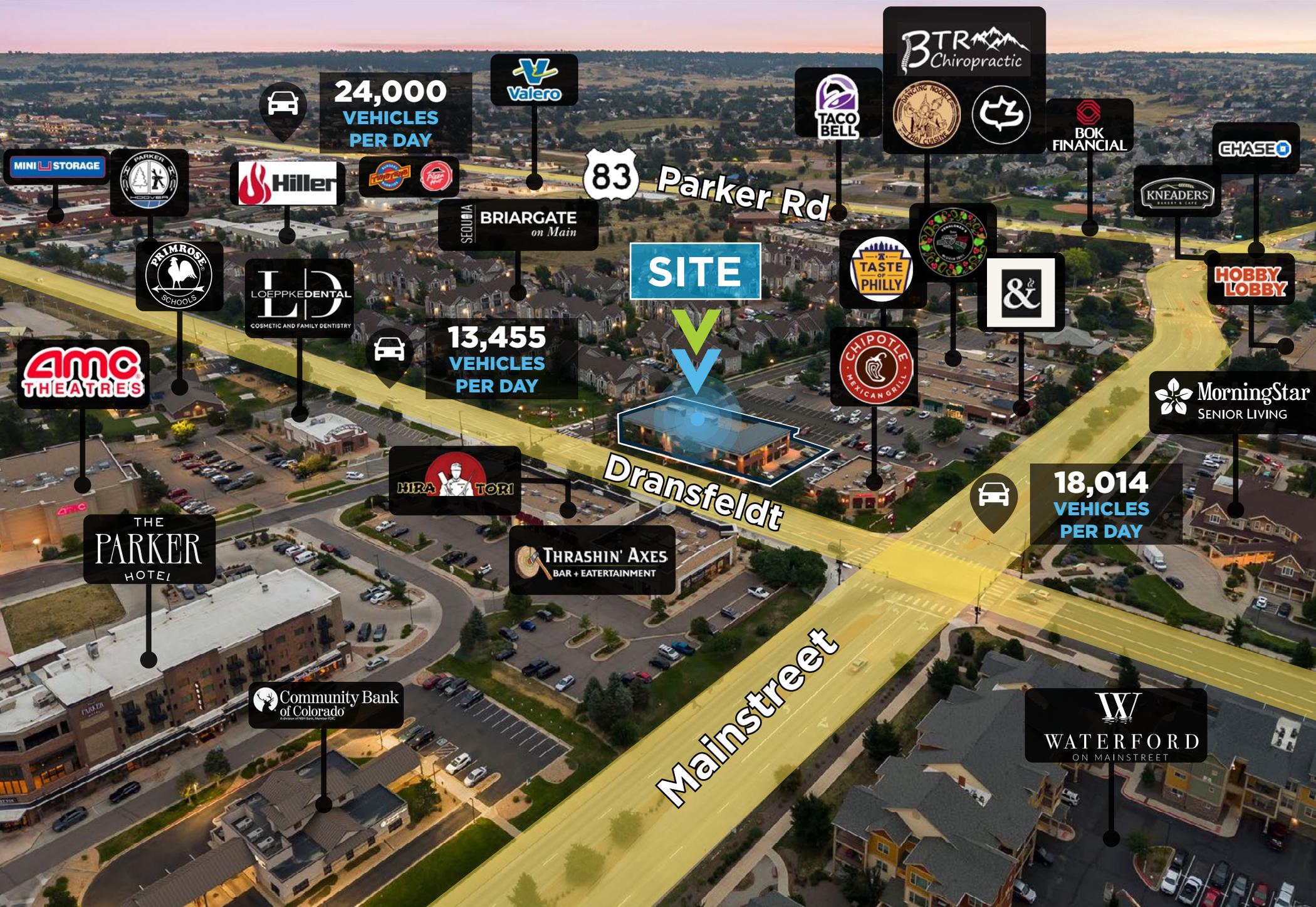
\*Source: US News and World Reports, January 2025

# LOCATION



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





# May Jackson Hendrick, LLC

---

## Certified Public Accountants

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



**navpoint**  
REAL ESTATE GROUP

**MATT CALL** Principal

303.956.5781 • [matt.call@navpointre.com](mailto:matt.call@navpointre.com)

**STEELE LUOMA** Associate

720.800.2133 • [steele.luoma@navpointre.com](mailto:steele.luoma@navpointre.com)