



# -MY- MAINSTREET

*Parker Colorado*

## COMMERCIAL SPACE OPPORTUNITIES

### Contact Info

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**EAST MAIN**  
PARKER, CO



**PARKLINE**

at EAST MAIN



CONFLUENCE  
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# Overview

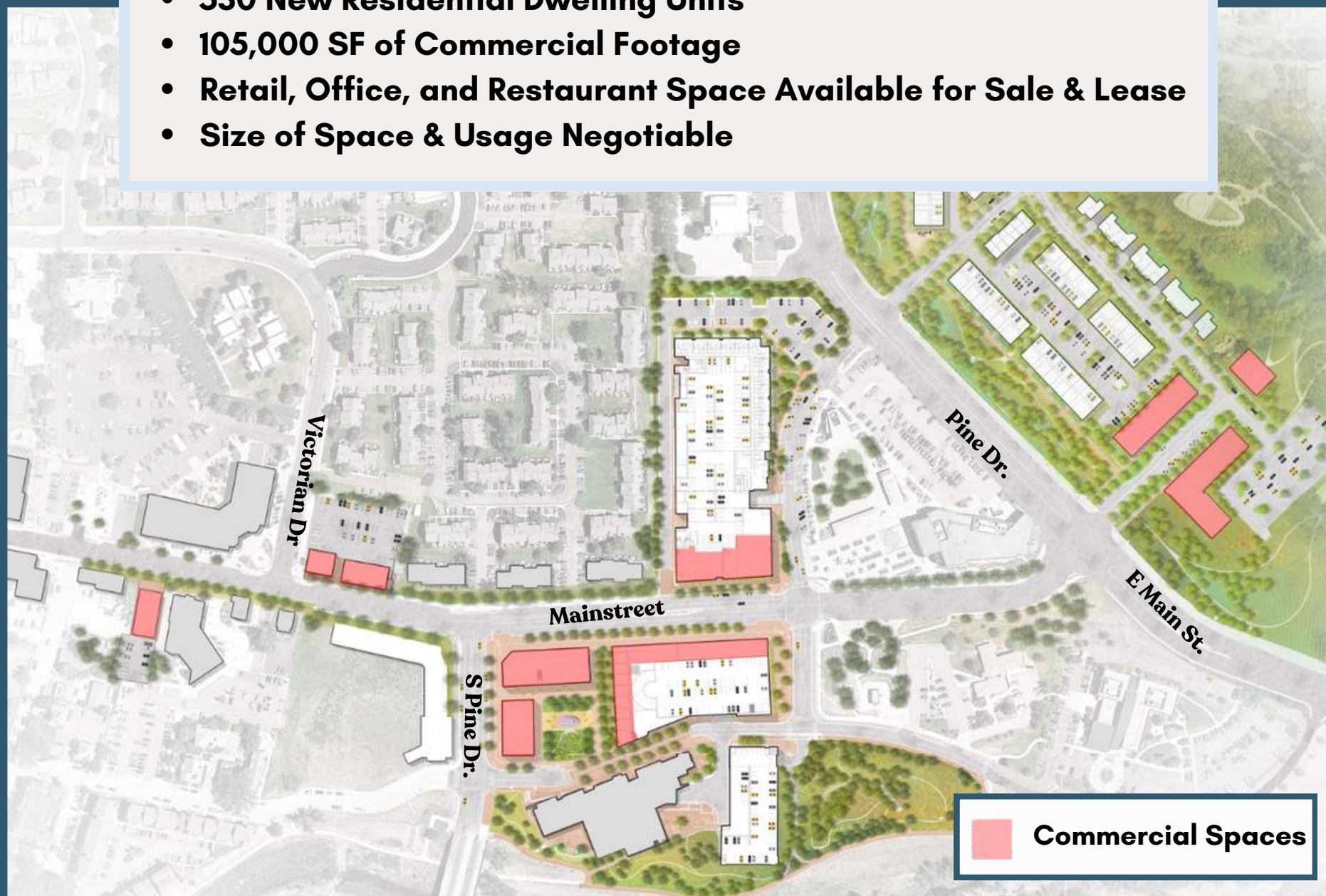
Parker - My Mainstreet



# Overview

Parker - My Mainstreet

- **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

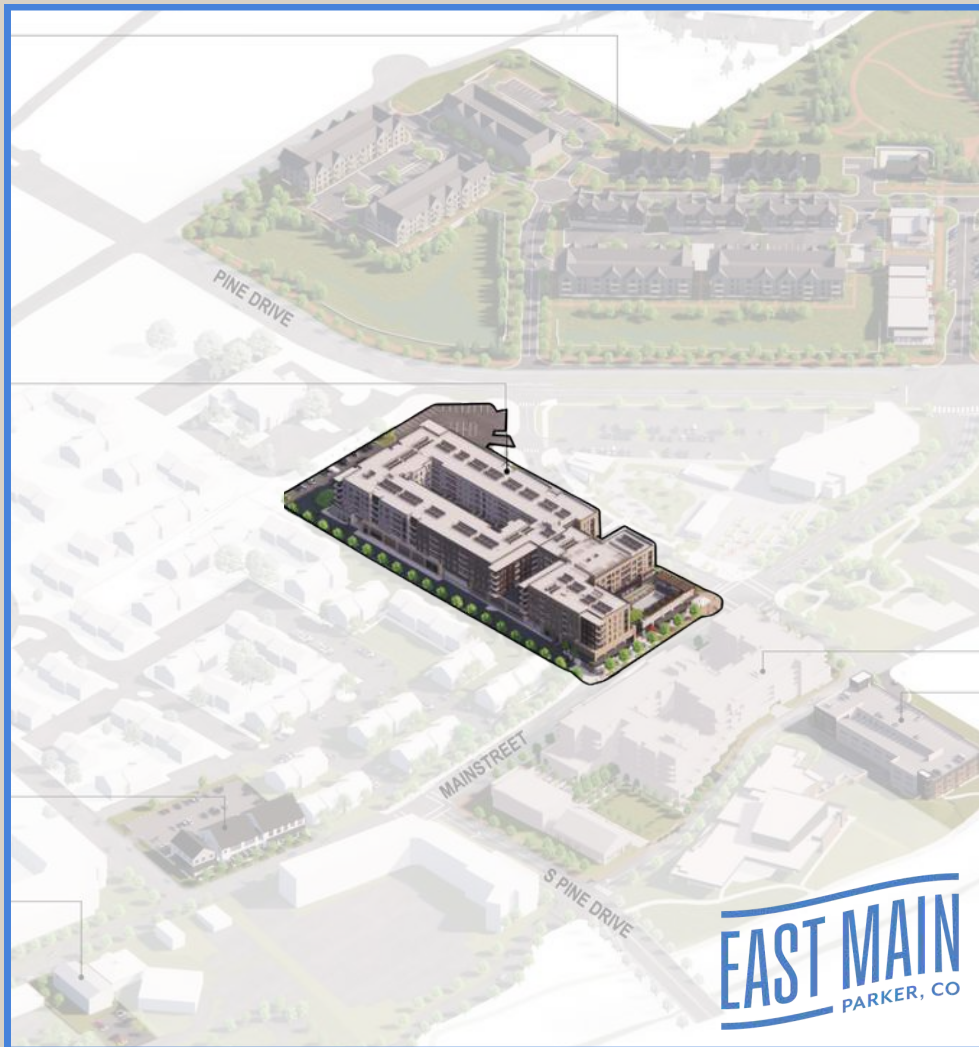
**EAST MAIN**  
PARKER, CO



# East Main

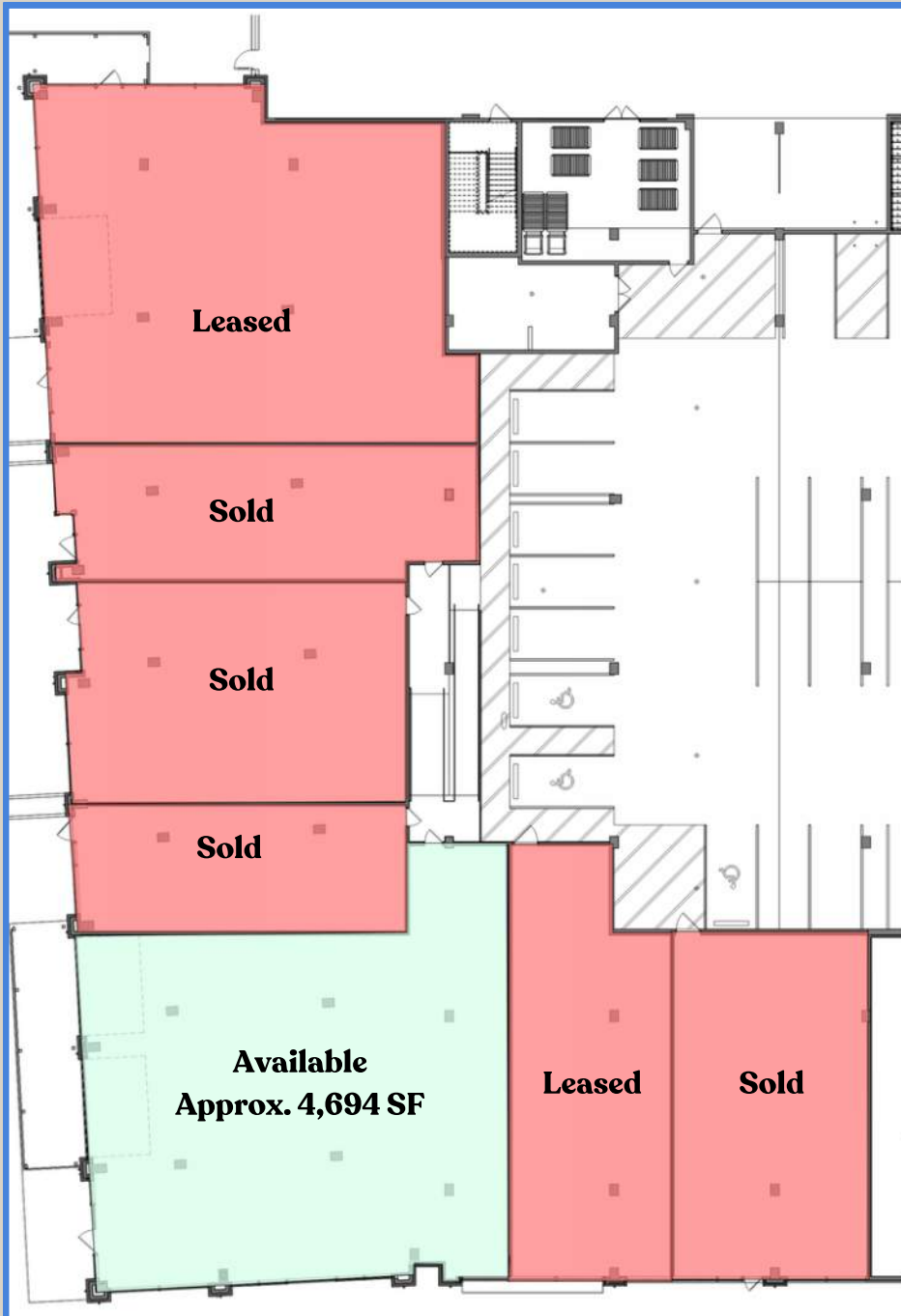
## Metrics

- 18,275 SF of Mainstreet Commercial Space
- 1st Floor Restaurants & Retail Space
- 310 Apartment Units



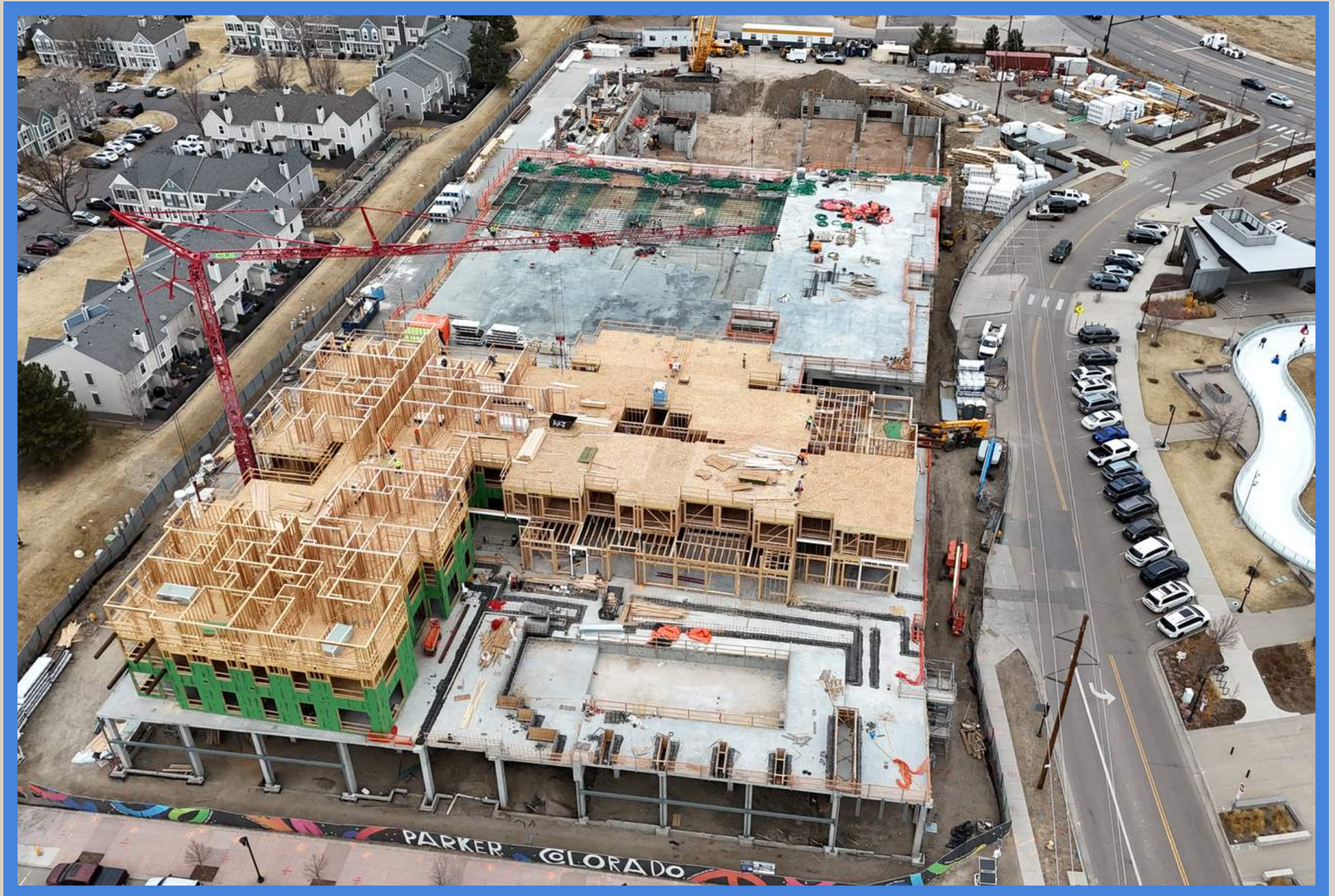
# East Main

Commercial Floor Plate



# East Main

Progress as of February 2026



# East Main

Progress as of February 2026

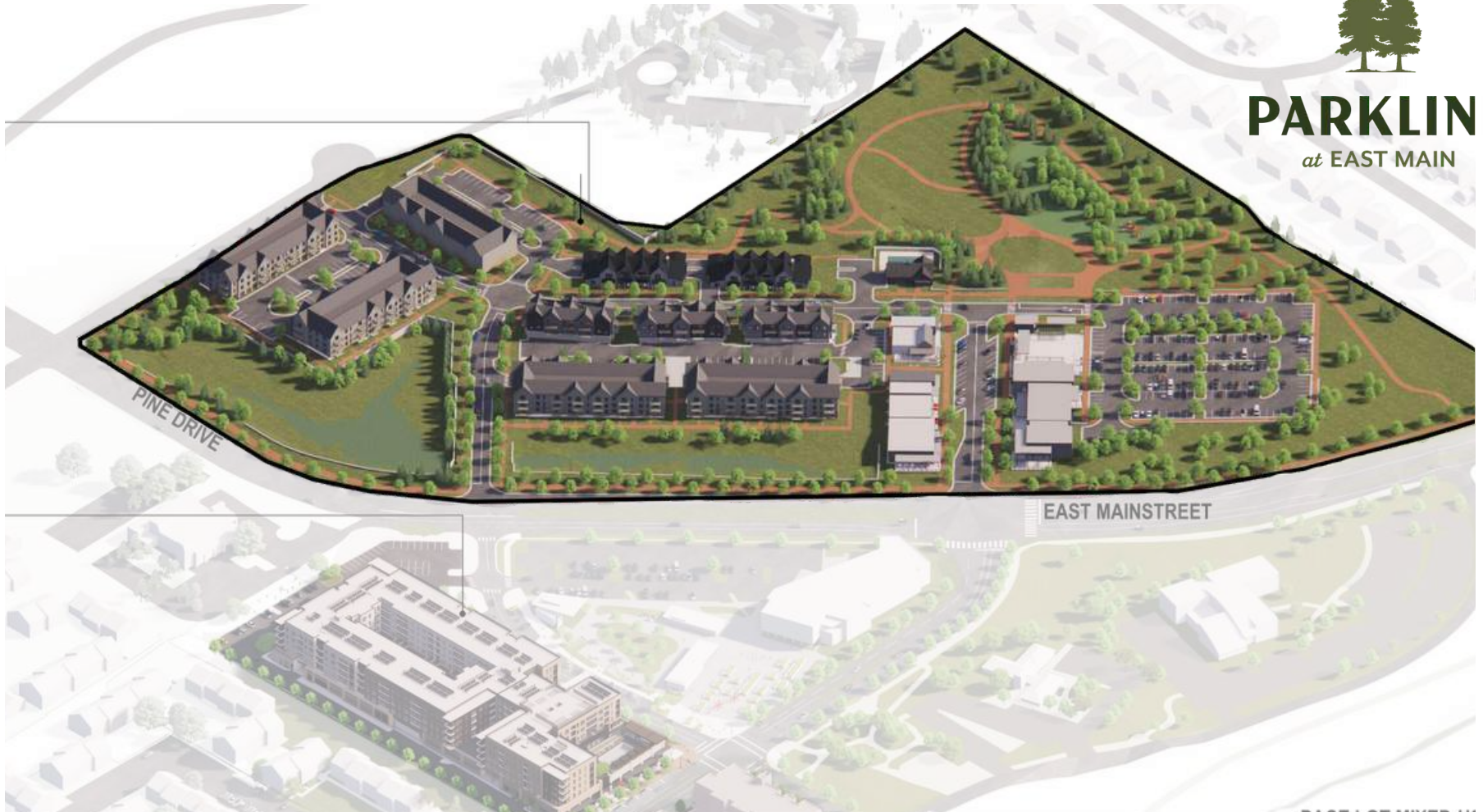


# Parkline At East Main

Coming Spring 2027



**PARKLINE**  
*at EAST MAIN*



# Parkline At East Main

## Development Metric Agreements

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



# Parkline At East Main

## Availability

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



# PAR Lot

Location



# PAR Lot

Built to Suit Option



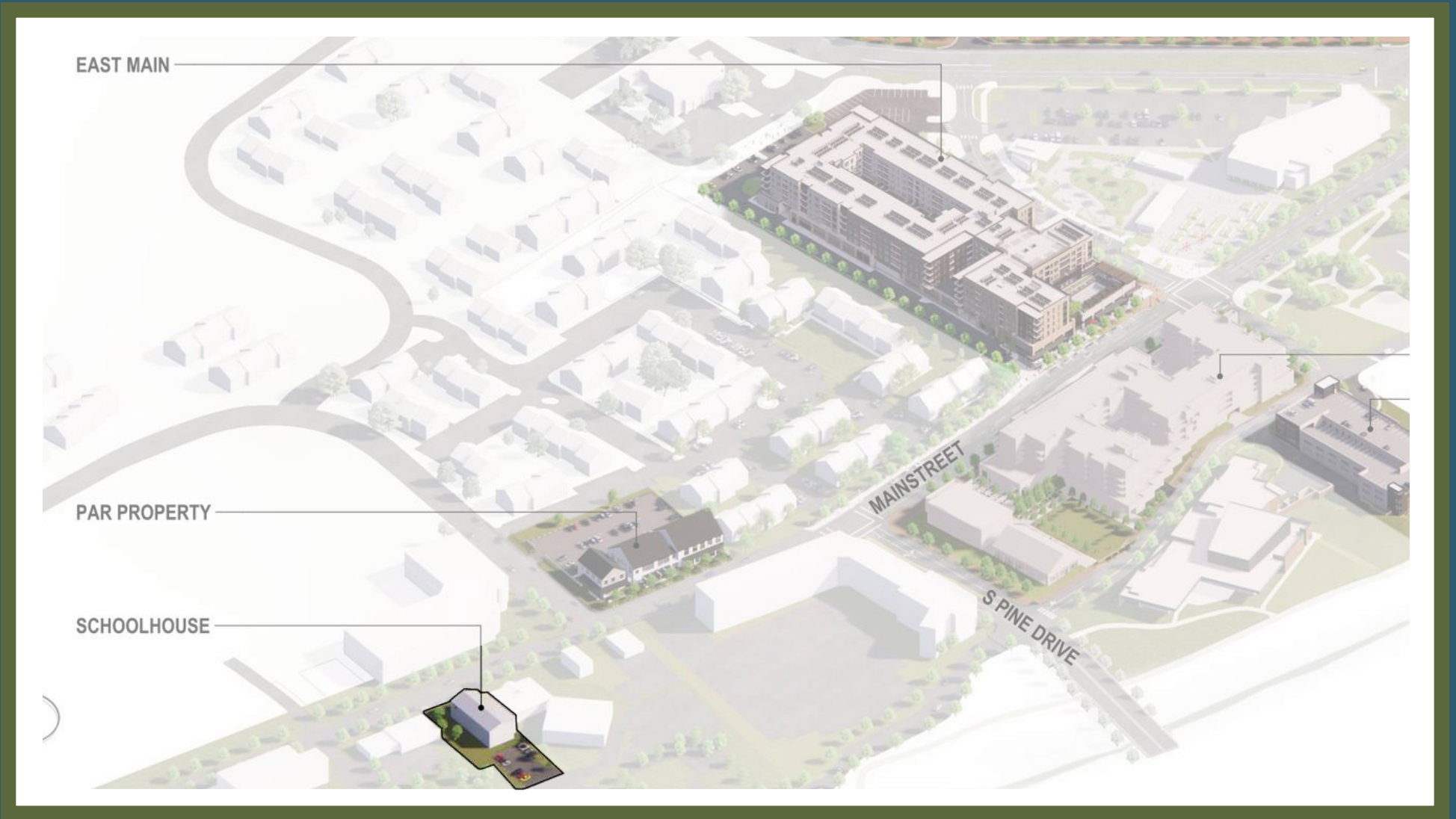
20,000 SF Total

Ground Floor Retail

Second Floor Office

# School House Lot

Location



# School House Lot

Built to Suit Option



5,400 SF of Ground-floor  
Mainstreet frontage

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Second Floor use  
potential  
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# Pace Center Lot

Location



# Pace Center Lot

## About

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



# Pace Center Garage

Completed and Open as of January 2026

- 296 Parking Spaces
- Free for Public Use
- Public Art Murals Coming this Year





## 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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