

MULTI-FAMILY / MIXED-USE RETAIL LAND FOR SALE

WEST END ON MAINSTREET

NEC OF MAINSTREET & TWENTY MILE ROAD, PARKER, CO 80134

TREVEY
COMMERCIAL

Exclusive Opportunity for
Development of High Density
Multi-Family / Mixed-Use Retail
Project on Mainstreet in
Parker, Colorado



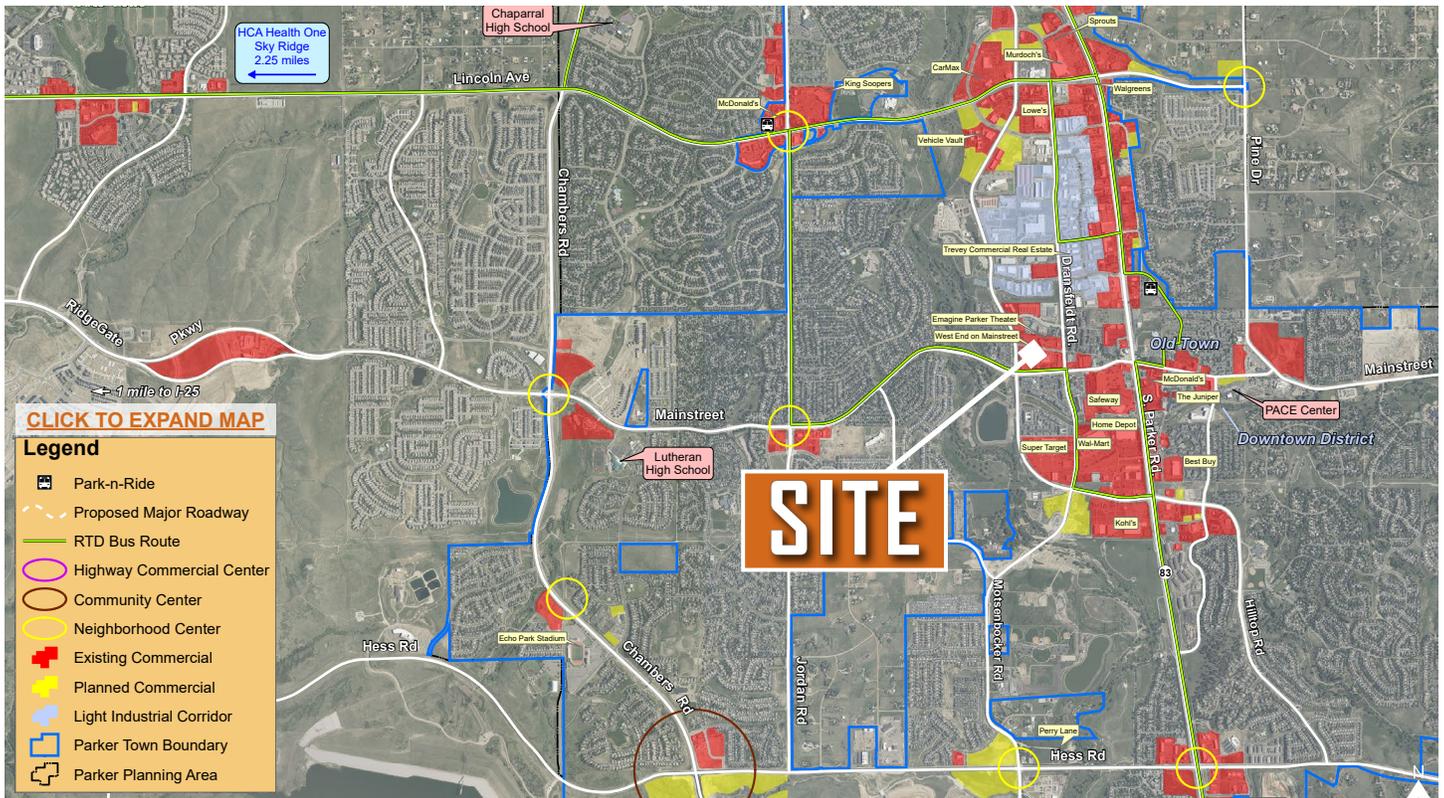
PROPERTY FEATURES

- 3.58 Acre Multi-Family, Mixed-Use Retail Parcel Adjacent to The Parker Hotel and new Emagine Theatres (Coming 2027 to Former AMC Theaters)
- Excellent High Density Multi-Family / Mixed Use Retail Development Opportunity on Mainstreet in Downtown Parker, Colorado
- Surrounded by Strong Demographics and Great Retail / Restaurant Amenities on Mainstreet
- Fully Finished, Build-Ready Site with all Public Improvements and Utility Connections Completed
- Excellent Access to Parker Road, Lincoln Avenue, E-470 and I-25 using Mainstreet / Ridgeway Parkway

PROPERTY DETAILS

LOT INFORMATION	Lot 1: 2.80144 Acres m/l
	Lot 2: 0.78166 Acres m/l
	Total: 3.5831 Acres m/l
PRICE	\$6,500,000.00 (\$41.65 / SF)
ZONING	"Downtown West" Mixed-Use
WATER / SANITATION	Parker Water & Sanitation
GAS / ELECTRIC	Xcel Energy / CORE
CITY / COUNTY	Parker / Douglas
FEATURES	Public Plaza Already Constructed with Lighting, Benches & Fire-pit

TRANSPORTATION & COMMERCIAL DEVELOPMENT



PROPERTY OFFERING

Two undeveloped parcels totaling 3.58 acres remaining at West End on Mainstreet in Parker, Colorado. Located on Mainstreet west of Parker Road, this property is approved for Multi-Family / Mixed Use development under the “Downtown West” zoning category, allowing for up to 5 stories of high-density multi-family residential development over ground-floor retail.

[Download “Downtown West” Allowed Uses and Design Standards](#)

PROPERTY OFFERING

Both parcels are fully graded with all public improvements completed and utilities either located within adjacent utility easements or stubbed into both parcels. A landscape water tap with Parker Water and Sanitation District has been prepaid and stormwater improvements are complete. A 70-foot-wide concrete public plaza known as “the Promenade” features active lighting, benches and fire pit extending from Stage Run on the north to Mainstreet on the south. A West End monument sign with additional tenant panels has been constructed.

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