



# TWENTY MILE STATION

SUITE 255

18801 E. MAIN STREET • PARKER, CO 80134



navpoint  
REAL ESTATE GROUP

## OWNER-USER MEDICAL CONDO FOR SALE



# Overview



CONDO SIZE

1,512 RSF



YEAR BUILT

2000



ZONING

DOWNTOWN WEST

BUSINESS FAVORED WITH  
MYRIAD OF ALLOWED USES

\*GENERAL DENTISTRY NOT  
ALLOWED



PRICE

\$492,000

(\$325.00 PSF)

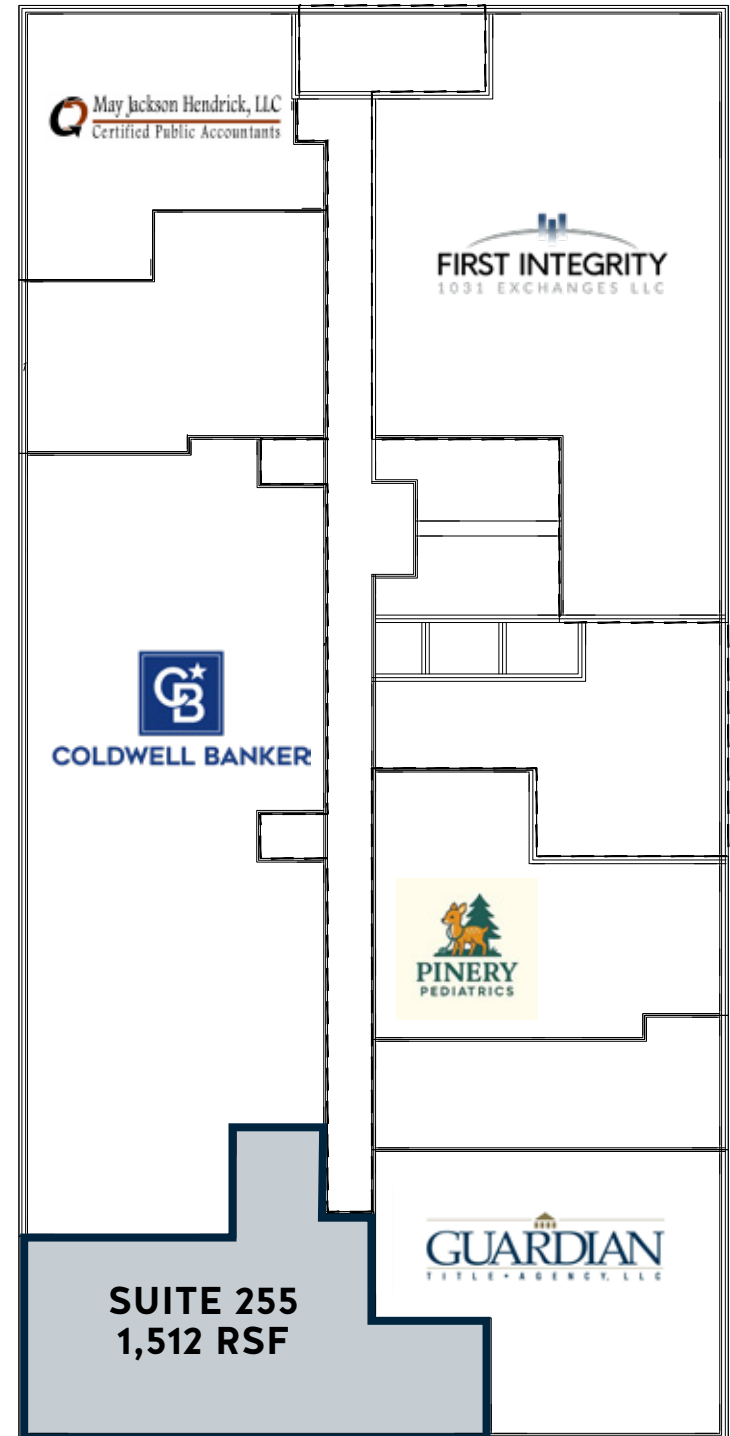
## Unit Highlights:

- South and West Facing Corner Office
- On Building Signage Facing Mainstreet  
OR Dransfeldt
- 5 Picture Windows



# 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]

**\$129,342**  
MEDIAN  
HOUSEHOLD  
INCOME.

[DATA USA]

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

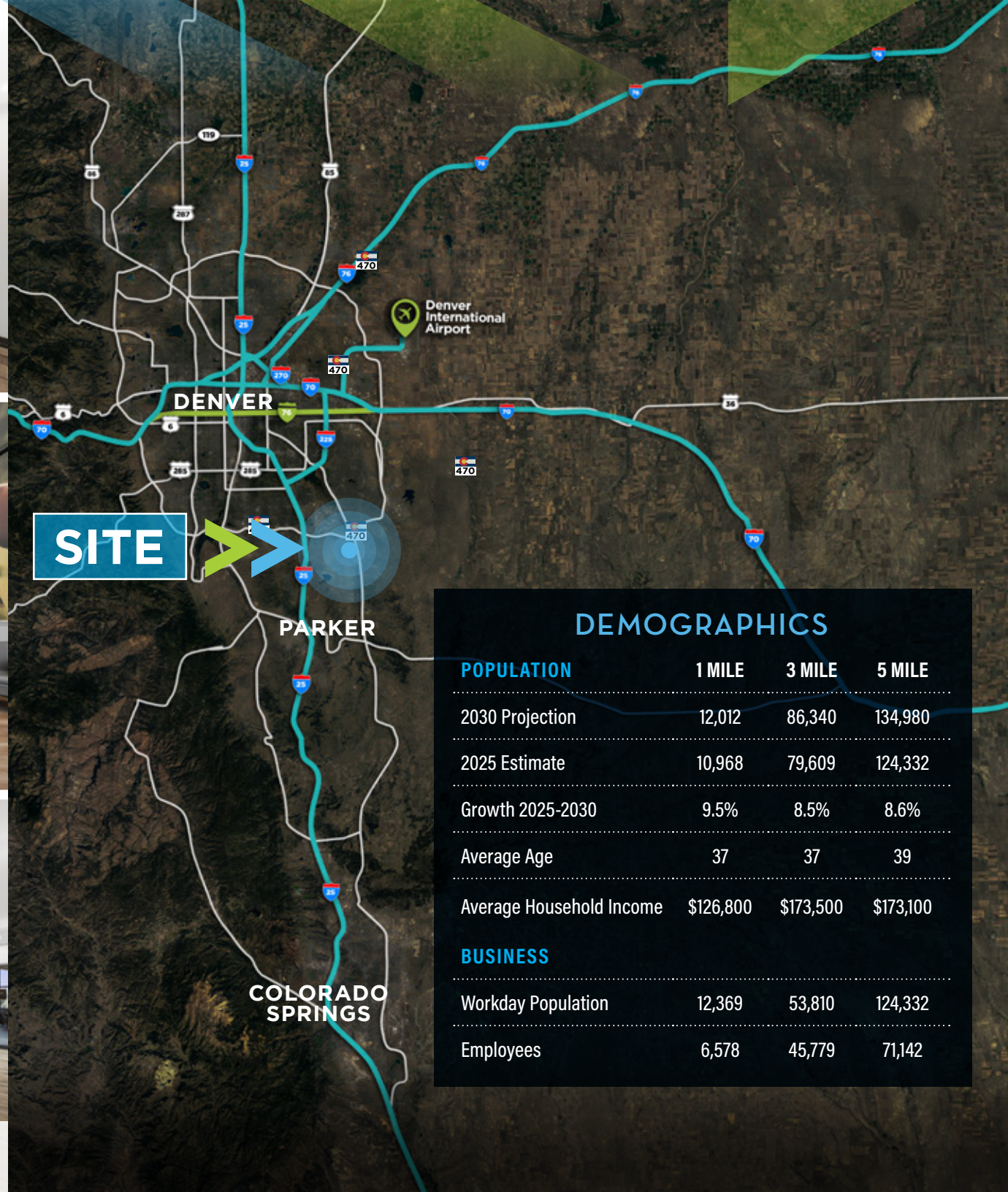
\*Source: US News and World Reports, January 2025



# LOCATION

A photograph of a modern building's interior. The space features a glass-enclosed staircase with a black metal railing. A large window on the left side of the frame provides a view of an outdoor parking lot and a street with trees and buildings in the background. The interior walls are white, and there are three large, square, textured wall-mounted objects made of wood or stone. The floor is made of light-colored wood planks. The word "LOCATION" is written in a large, blue, serif font at the top of the image.

▶ TWENTY MILE STATION PARKER, CO



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



**24,000 VEHICLES PER DAY**

**13,455 VEHICLES PER DAY**

**18,014 VEHICLES PER DAY**

**SITE**

**Parker Rd**

**Mainstreet**

**Dransfeldt**

**MINI STORAGE**

**Hiller**

**Valero**

**BTR Chiropractic**

**TACO BELL**

**BOK FINANCIAL**

**CHASE**

**KNEADERS**

**HOBBY LOBBY**

**MorningStar SENIOR LIVING**

**Waterford ON MAINSTREET**

**THRASHIN' AXES BAR + EATENTAINMENT**

**HIRA TORI**

**THE PARKER HOTEL**

**AMC THEATRES**

**PALMROSE SCHOOLS**

**Loeppke DENTAL**

**Briargate on Main**

**Sequoia**

**Taste of Philly**

**Chipotle Mexican Grill**

**&**

**Community Bank of Colorado**

**24,000**  
**VEHICLES**  
**PER DAY**



**Parker Rd**



**BOK**  
**FINANCIAL**



**MorningStar**  
SENIOR LIVING

**18,014**  
**VEHICLES**  
**PER DAY**

# SITE

**13,455**  
**VEHICLES**  
**PER DAY**



**Dransfeldt**



**SEQUOIA** **BRIARGATE**  
*on Main*

**LD**  
LOEPPKE DENTAL  
COSMETIC AND FAMILY DENTISTRY



THE  
PARKER  
HOTEL



**THRASHIN' AXES**  
BAR + ENTERTAINMENT



**Community Bank**  
of Colorado®  
A division of NBH Bank, Member FDIC



WATERFORD  
ON MAIN STREET



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