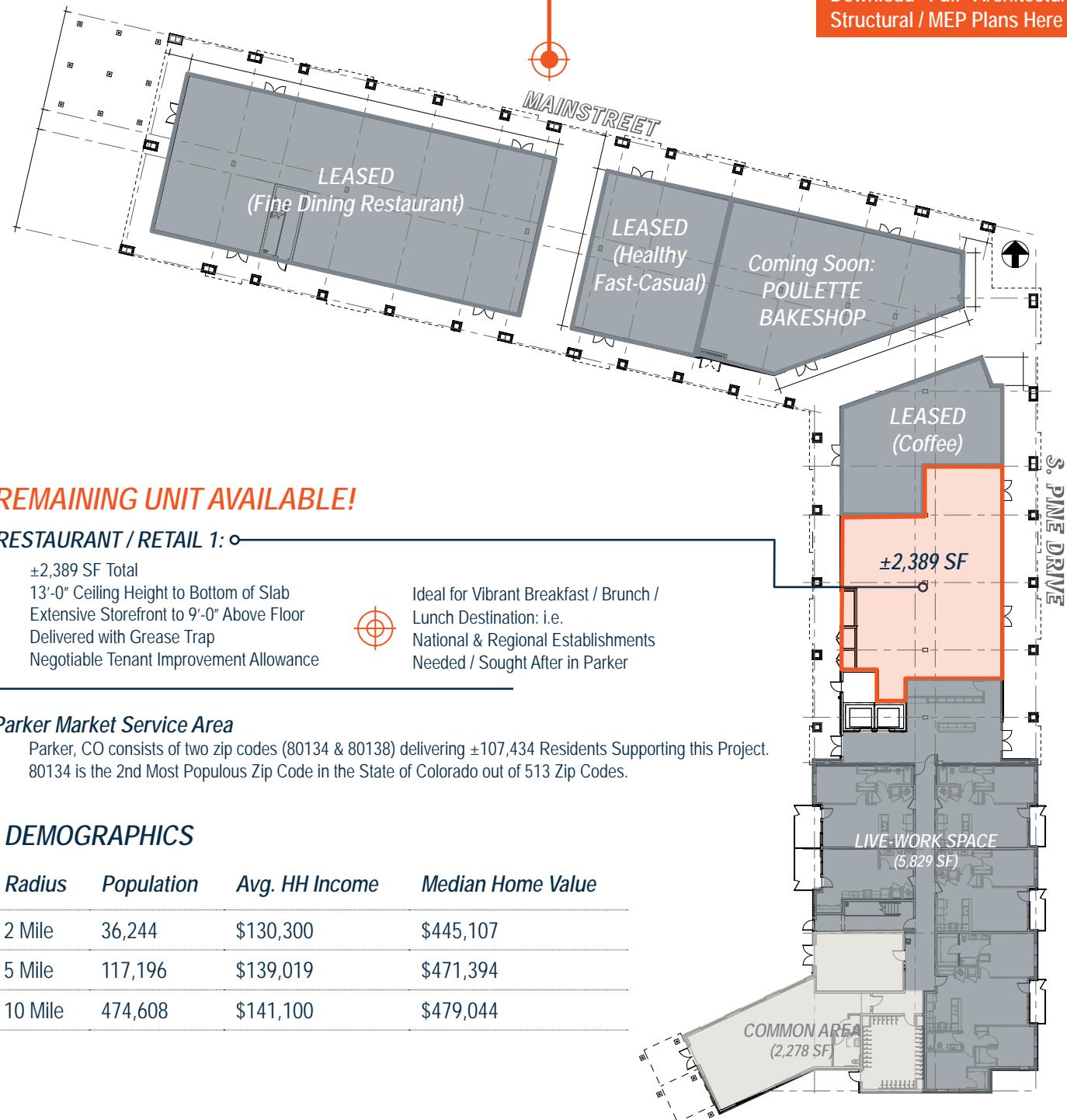


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Structural / MEP Plans Here



### REMAINING UNIT AVAILABLE!

#### RESTAURANT / RETAIL 1:

- ±2,389 SF Total
- 13'-0" Ceiling Height to Bottom of Slab
- Extensive Storefront to 9'-0" Above Floor
- Delivered with Grease Trap
- Negotiable Tenant Improvement Allowance



Ideal for Vibrant Breakfast / Brunch / Lunch Destination: i.e. National & Regional Establishments Needed / Sought After in Parker

#### Parker Market Service Area

- Parker, CO consists of two zip codes (80134 & 80138) delivering ±107,434 Residents Supporting this Project.
- 80134 is the 2nd Most Populous Zip Code in the State of Colorado out of 513 Zip Codes.

#### DEMOGRAPHICS

Radius	Population	Avg. HH Income	Median Home Value
2 Mile	36,244	\$130,300	\$445,107
5 Mile	117,196	\$139,019	\$471,394
10 Mile	474,608	\$141,100	\$479,044

Exclusively Marketed by:



MITCH TREVEY  
Managing Director  
(303) 619-7192  
mitch@trevey.com

NICK BEACH  
V.P. Sales & Leasing  
(719) 237-0880  
nbeach@trevey.com

HEATH HONBARRIER  
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Please call to confirm current property status and accuracy of information contained herein.

## - THE JUNIPER ON MAINSTREET -

THE NEW GATEWAY TO DOWNTOWN PARKER



- STREET LEVEL RETAIL & RESTAURANT SPACE ON MAINSTREET
- NEW LUXURY 4-STORY MULTIFAMILY RENTAL / MIXED-USE PROJECT
- LOCATED AT THE GATEWAY TO GROWING DOWNTOWN PARKER



TYPE  
Retail / Restaurant  
Located Below Residential



LOCATION  
Ideally Located on the  
SWC of Mainstreet & Pine



SIZE  
Remaining Unit:  
±2,389 SF



RATES  
\$42.00 / SF NNN  
\$15.00 / SF Estimated CAM



DELIVERY  
Available Now  
for Tenant Finish



#### KEY FEATURES

- New Luxury 4-Story Multifamily Rental / Mixed-Use Development Ideally Located at Mainstreet & Pine
- ±2,389 SF of Prime Retail Space Remaining - Available Immediately at Street Level
- ±96 New Residential Units Located Above on Floors 2, 3 & 4
- Excellent Downtown Parker Destination / Location
- Join Parker's Growing Restaurant and Retail Options in our Vibrant & Walkable Downtown Area
- Part of the Vision of Parker's "My Mainstreet" Downtown Master Plan
- Current Nearby Amenities Include:  
PACE Center, Discovery Park, Parker Library and Recently Approved \$275M Master-planned "My Mainstreet" Project

[www.mglpartners.com](http://www.mglpartners.com)

[www.rockefellergroup.com](http://www.rockefellergroup.com)

[www.trevey.com](http://www.trevey.com)



# THE NEW GATEWAY TO DOWNTOWN PARKER

-THE JUNIPER ON MAINSTREET-



# NEW RETAIL / RESTAURANT LEASING OPPORTUNITIES

EAST END OF MAINSTREET - DOWNTOWN  
19865 MAINSTREET, PARKER, CO



### *Rooftop / Patio & Outdoor Seating Area*



Mainstreet - Corner View



Mainstreet - Street View