

20 TWENTY MILE STATION SUITE 150

18801 E. MAIN STREET • PARKER, CO 80134



navpoint
REAL ESTATE GROUP

FULLY BUILT OUT DENTISTRY/MEDICAL CONDOMINIUM
(ALL USES EXCEPT GENERAL DENTISTRY ALLOWED)

Overview



CONDO SIZE

3,879 RSF



YEAR BUILT

2000



ZONING

DOWNTOWN WEST
BUSINESS FAVORED WITH
MYRIAD OF ALLOWED USES
*GENERAL DENTISTRY NOT
ALLOWED

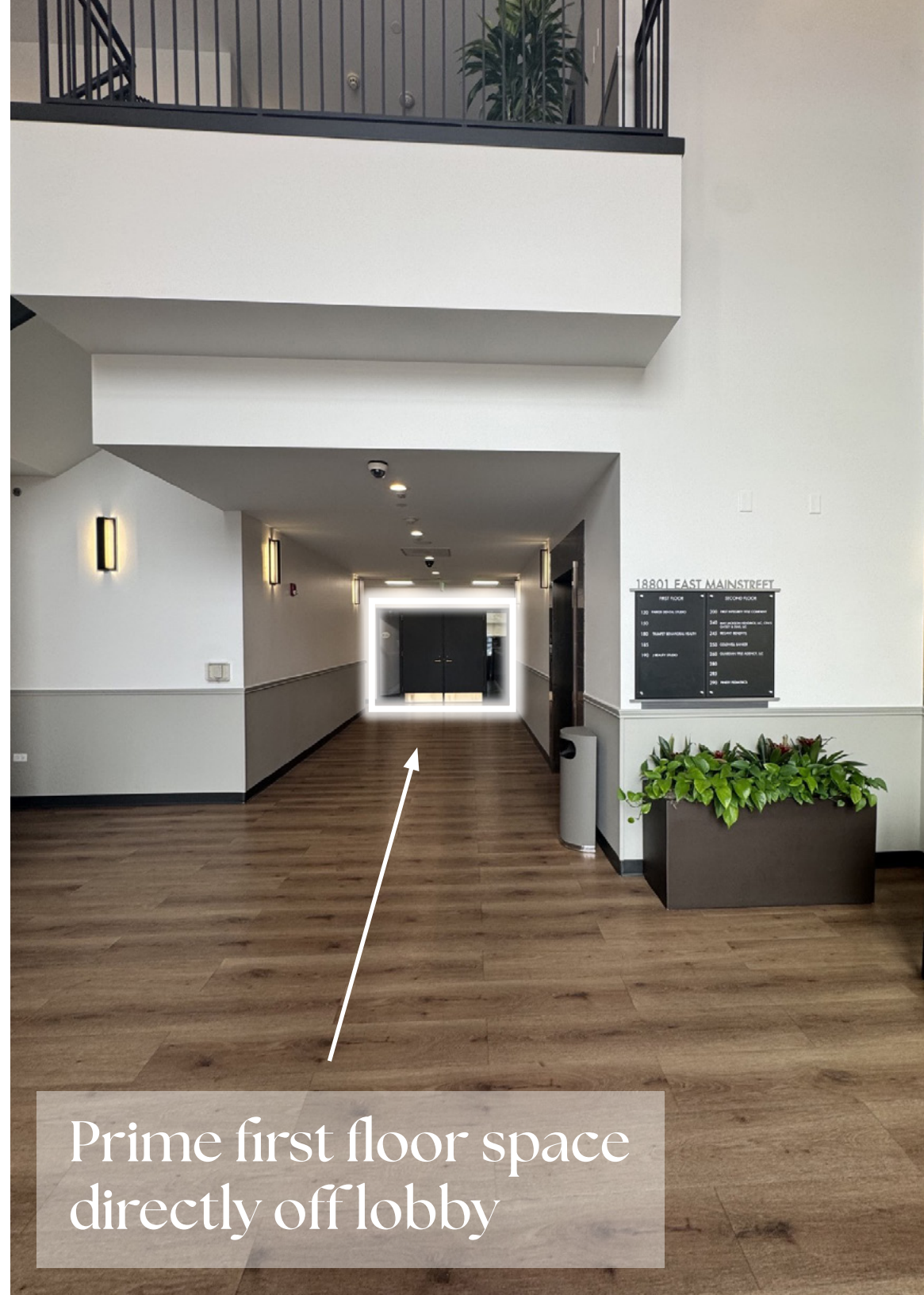


PRICE

\$1,357,000
(\$350.00 PSF)

Unit Highlights:

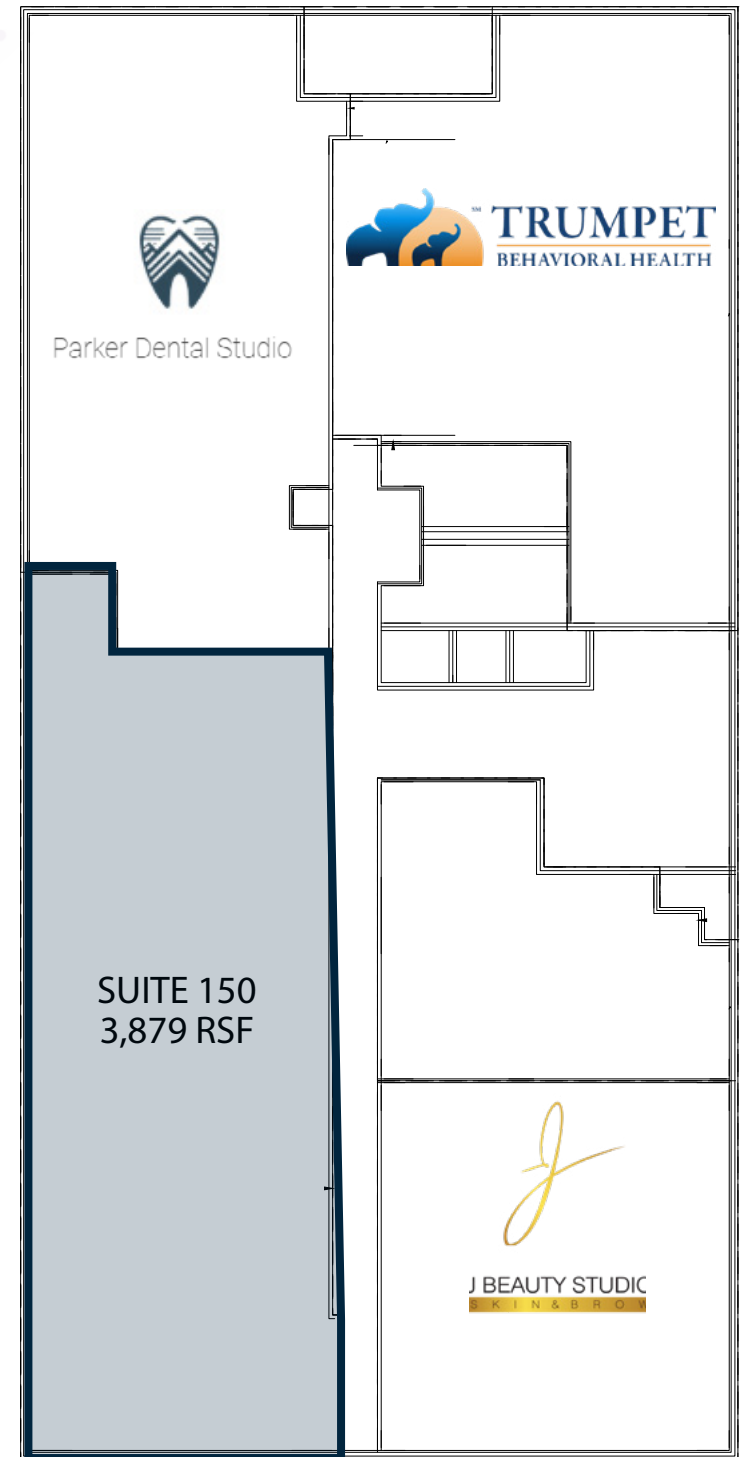
- Current buildout offers immediate utility for a non-general dental user, such as an oral surgeon, orthodontist, endodontist, pediatric dentist, etc.
- Building signage available for added visibility
- In-unit plumbing and dentistry appliances already in place



Prime first floor space
directly off lobby

Floorplan & Highlights

- ⦿ Unique Small Office Ownership Opportunity
- ⦿ Prime Location in Parker Colorado
- ⦿ Walking and Biking Distance to Restaurants & Shopping
- ⦿ New Roof and HVAC Scheduled for 2026
- ⦿ 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

PROPERTY SUMMARY

ADDRESS 18801 E Mainstreet, Unit
185, Parker, CO, 80134

PRICE \$1,357,000

BUILDING TYPE Medical

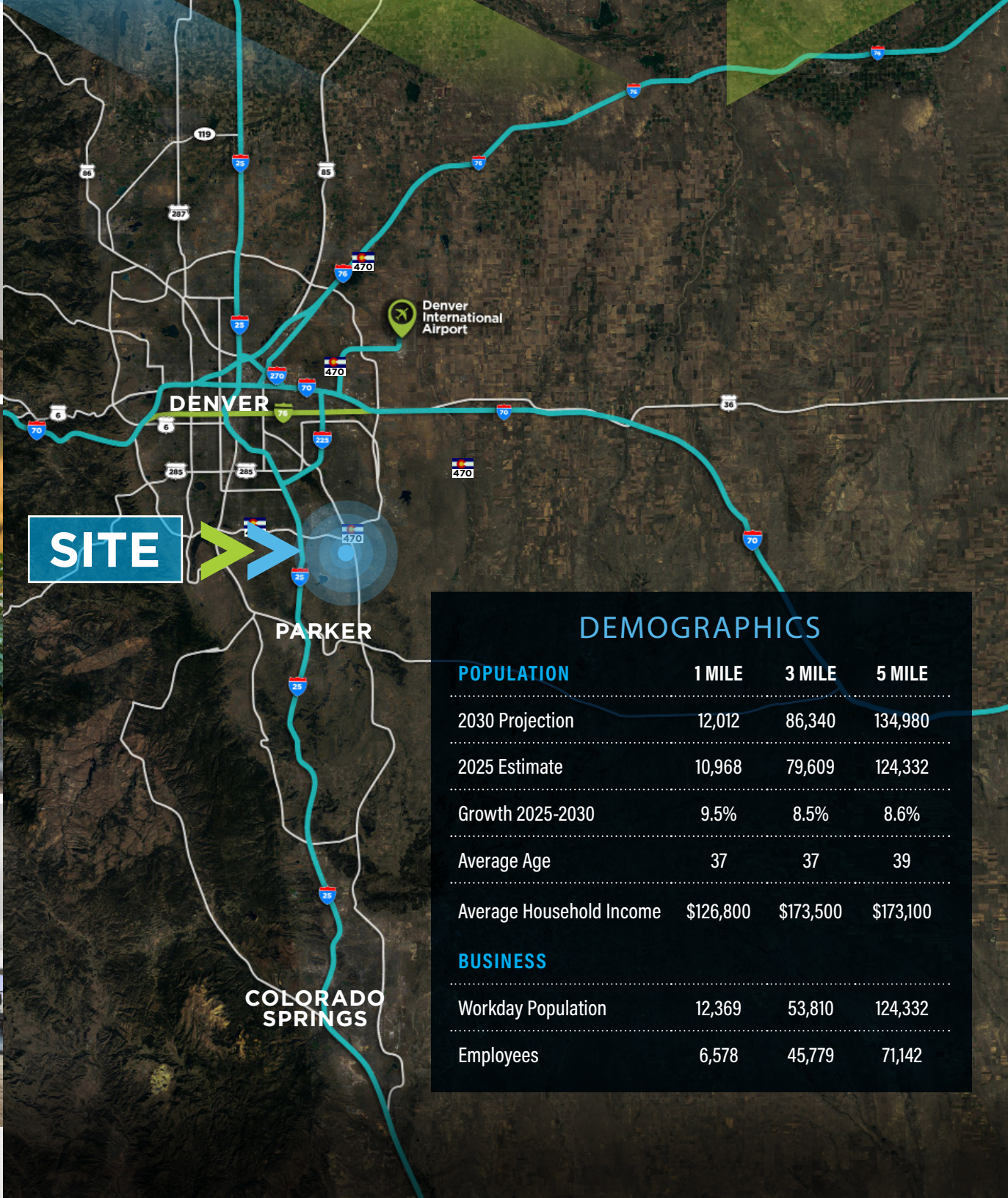
CONDO SIZE 3,879 SF

PARKING 71 | 2.79/1,000 SF

YEAR BUILT 2000



LOCATION



SITE

PARKER

COLORADO
SPRINGS

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





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