



COLDWELL BANKER

18801 E. MAINSTREET SUITES 250 & 260 • PARKER, CO 80134



navpoint
REAL ESTATE GROUP

STNL INVESTMENT CONDO FOR SALE

Overview



NOI

\$119,511

November 2026 -
October 2027



TERM

3 YRS



CONDO SIZE

4,878 SF



LAND SIZE

3.08 AC



CAP RATE

7.24%



PRICE

\$1,650,000



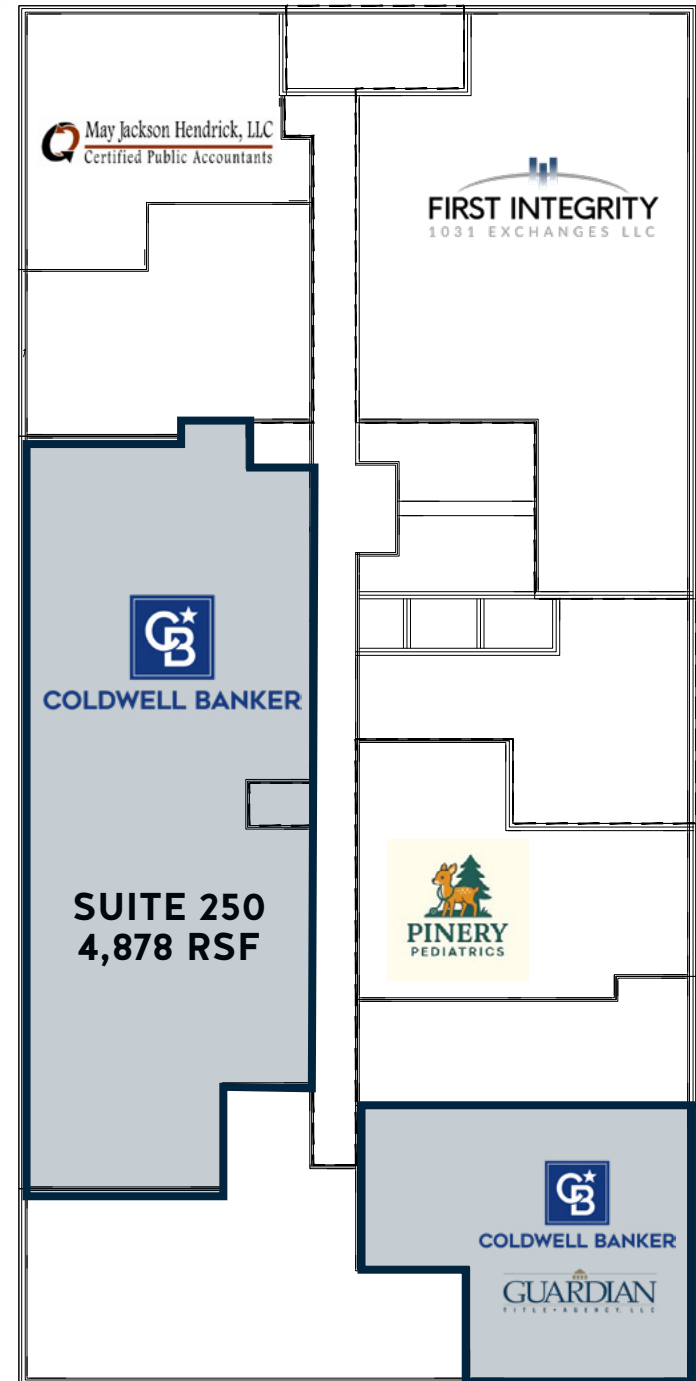
COLDWELL BANKER CAP RATE MATRIX

PURCHASE PRICE \$1,650,000

Period	NOI	Cap Rate
11/1/2026 - 10/31/2027	\$119,511.00	7.24%
11/1/2027 - 10/31/2028	\$123,096.36	7.46%
11/1/2028 - 10/31/2029	\$126,789.24	7.68%

Floorplan & Highlights

- ⦿ **Rare Office Investment 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)

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

TENANT SUMMARY



Coldwell Banker is one of Colorado's most established and respected real estate brands, delivering industry-leading brokerage services across residential, luxury, and commercial sectors. Known for its professionalism, market expertise, and client-first mindset, Coldwell Banker supports buyers, sellers, and investors with comprehensive guidance and best-in-class marketing. With a long-standing presence in Colorado, the company has earned a strong reputation as a trusted partner for consumers, developers, and the broader real estate community.

Strengths & Stability:

- Well-established and widely recognized brand with deep local roots in Parker and greater Colorado.
- Broad service offerings spanning residential, luxury, and commercial real estate.
- Seasoned leadership and agents with extensive market knowledge.
- Commitment to innovation, technology, and elevated client experience.

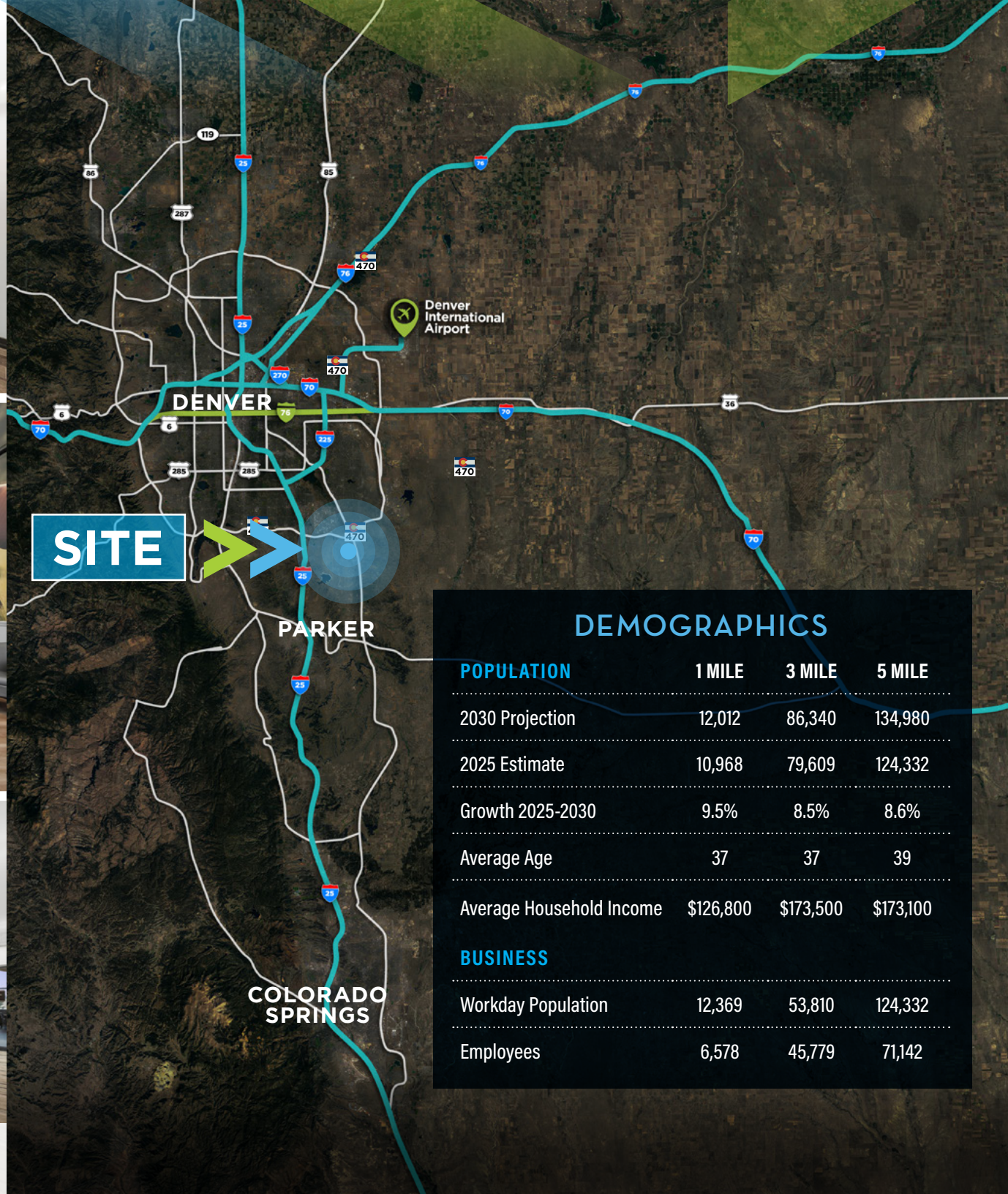


PROPERTY SUMMARY

ADDRESS	18801 E Mainstreet, Unit 250 & 260, Parker, CO, 80134
PRICE	\$1,650,000
CAP RATE	7.24%
BUILDING TYPE	Office/Medical
CONDO SIZE	4,878 SF
NOI	\$119,511
TERM	3 Years
PARKING	71 2.79/1,000 SF
YEAR BUILT	2000



LOCATION



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



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