



TWENTY MILE STATION

SUITE 255

18801 E. MAIN STREET • PARKER, CO 80134



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)

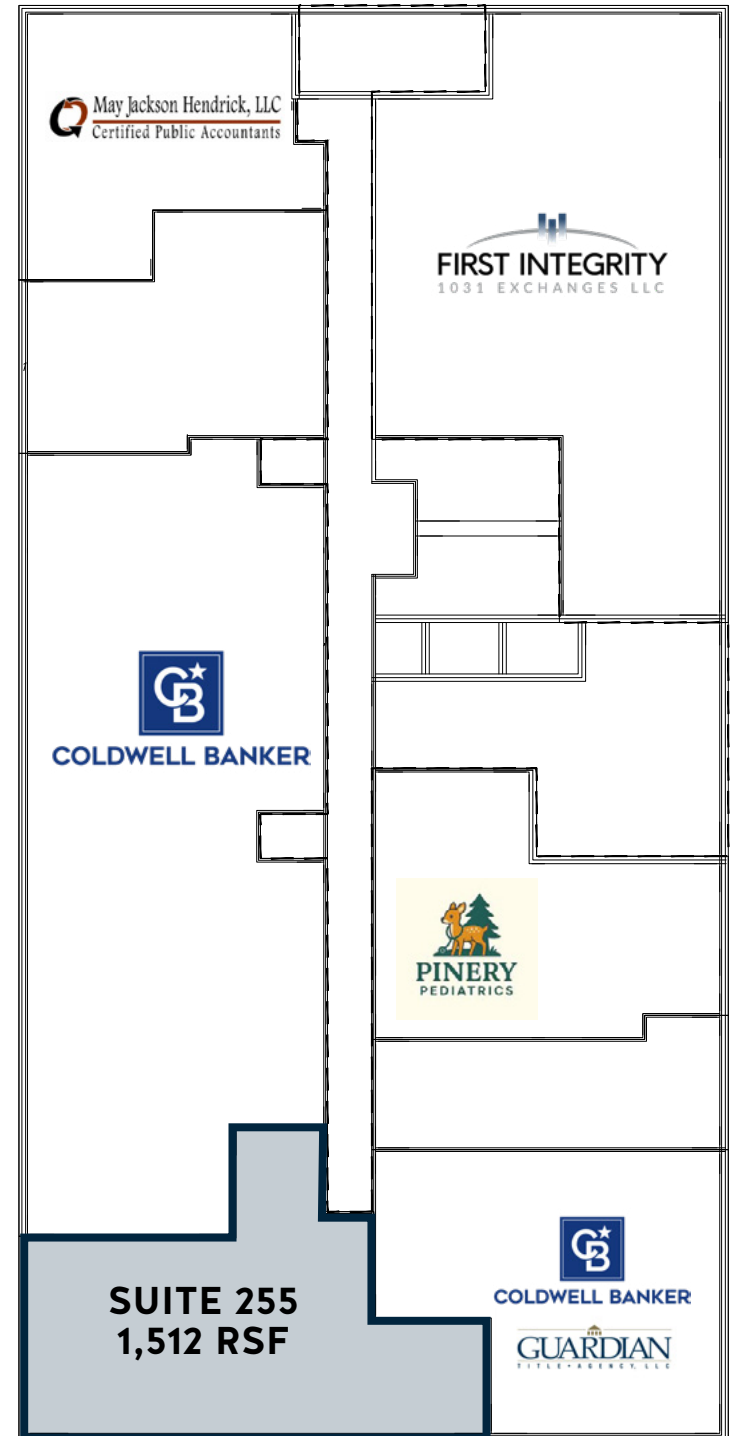
Unit Highlights:

- 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)

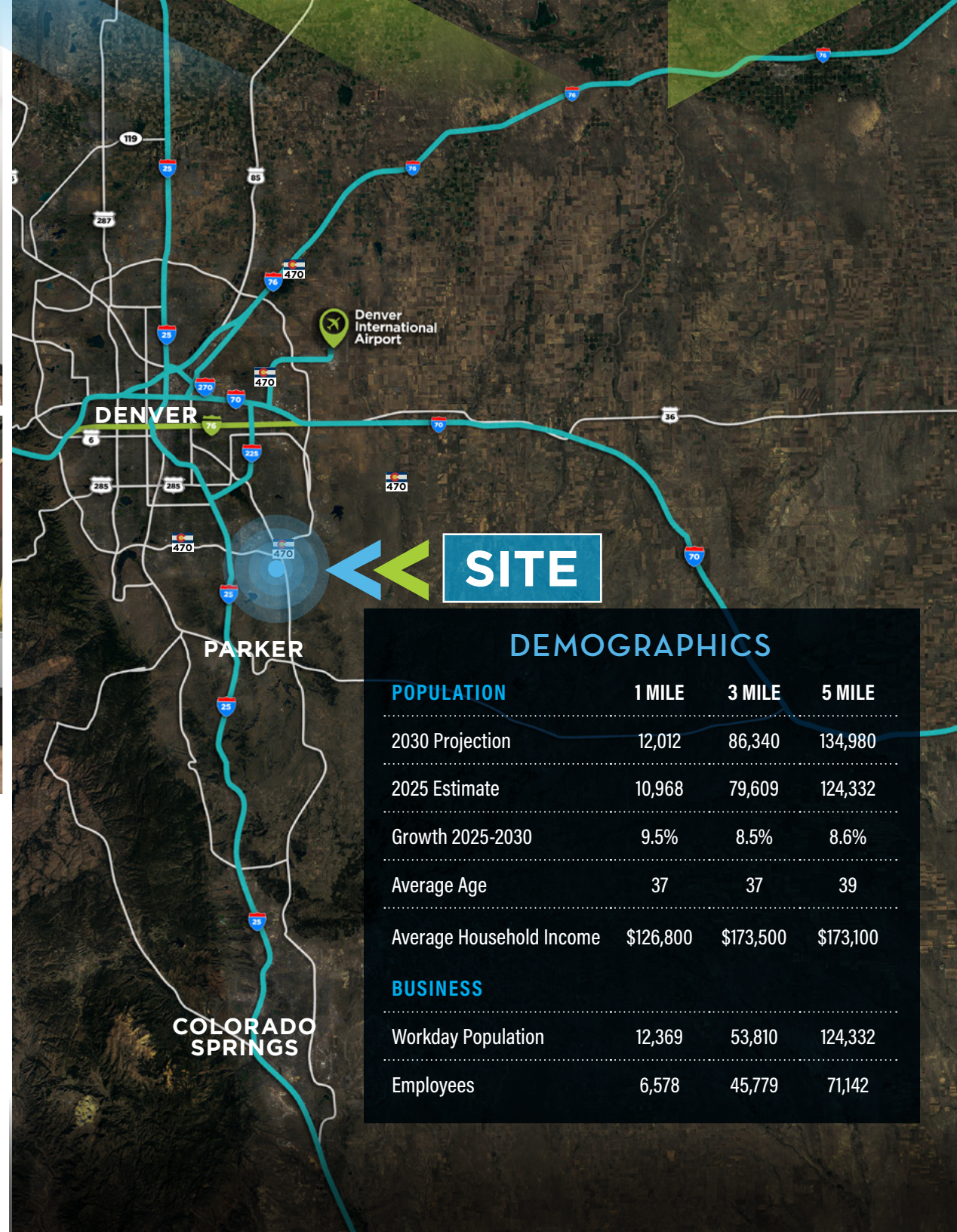
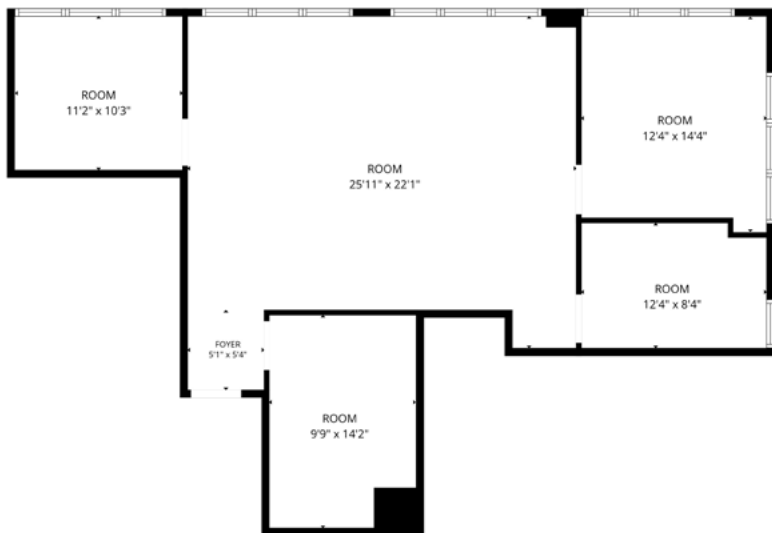
\$129,342
MEDIAN
HOUSEHOLD
INCOME.

(DATA USA)

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

*Source: US News and World Reports, January 2025

LOCATION



SITE

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
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BUSINESS

Workday Population	12,369	53,810	124,332
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Employees	6,578	45,779	71,142
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NEARBY RETAIL



20 TWENTY MILE STATION SUITE 255

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