



MOUNTAIN MIND
— REAL ESTATE —

Downtown Parachute Retail | Excellent I-70 Exposure | Redevelopment Momentum | Generous Parking

Occupy or invest in this fully updated downtown Parachute retail property within the **Old Town Center (OTC) Zone District**, the town's designated hub for walkable retail, dining, and civic growth.

Location Highlights

- **Prime I-70 exposure** – ±22,400 vehicles per day
- **Two parcels totaling ±0.62 acres**, allowing generous parking and future expansion
- Walkable access to **NAPA Auto Parts, Family Dollar, McDonald's**, and other downtown services
- Less than 1 mile from the **Colorado River** and surrounded by **world-class recreation** on the Western Slope
- **45 minutes to Grand Junction**

Building Overview

Originally constructed in 1955 and expanded in 1997, the property has undergone three major modernizations, each transforming the structure into a code-compliant, ready-to-occupy retail/restaurant asset.

Year	Renovation Scope	Approx. Investment	Key Upgrades
2015	West wing remodel	\$200K	New restroom, electrical/mechanical updates
2020	Suite B (restaurant)	\$200K	2 restrooms, new finishes, ADA compliance
2025	Comprehensive tune-up	\$38K + Town Approvals	Odor mitigation (\$4K), crawl space (\$5K), landscaping (\$5K), parking lot (\$1K), plumbing (\$10K), unit combination (\$3K), town approval (\$10K)

All improvements brought the building fully into compliance for current permitted uses and ensure operational ease for the next owner.

Zoning & Use Potential

Old Town Center zoning encourages activated retail, dining, and entertainment with flexible design guidelines. Pedestrian orientation, maximum setbacks, and shared-parking principles enhance value over time. The two-parcel configuration provides rare off-street parking while preserving expansion potential or outdoor seating space.

Economic & Community Context

In 2026, Parachute received **\$3 million in federal funds** from the U.S. Department of Transportation’s Highway Infrastructure Program to rebuild and beautify **1st Street**, anchoring this very corridor. These grants—supported by Colorado’s congressional delegation—signal strong public investment in the downtown district’s resurgence. The result will be upgraded streetscapes, safer access, and a rising tide for businesses positioned within the improvement area.

Investment Summary

- **Land Area:** ±0.62 acres (two parcels)
- **Zoning:** Old Town Center (OTC)
- **Traffic:** ~22,400 VPD (I-70 Frontage)
- **Condition:** Turn-key and code-compliant with all municipal approvals complete
- **Recent Capital Work:** >\$400K modernization across 2015-2025

Positioned at the gateway to Colorado's Western Slope, this property offers a blend of small-town accessibility, outdoor recreation proximity, and downtown momentum few locations can match. All the heavy lifting with the Town has already been completed—making this a **ready-to-operate, low-friction acquisition** for owner-users or investors seeking a stable asset in a federally supported revitalization zone.