

20

TWENTY MILE STATION

SUITE 185

18801 E. MAINSTREET • PARKER, CO 80134



navpoint
REAL ESTATE GROUP

OWNER-USER MEDICAL CONDO FOR SALE

Overview



CONDO SIZE

1,250 RSF



YEAR BUILT

2000



ZONING

DOWNTOWN WEST

BUSINESS FAVORED WITH
MYRIAD OF ALLOWED USES

*GENERAL DENTISTRY NOT
ALLOWED



PRICE

\$437,500

(\$350.00 PSF)

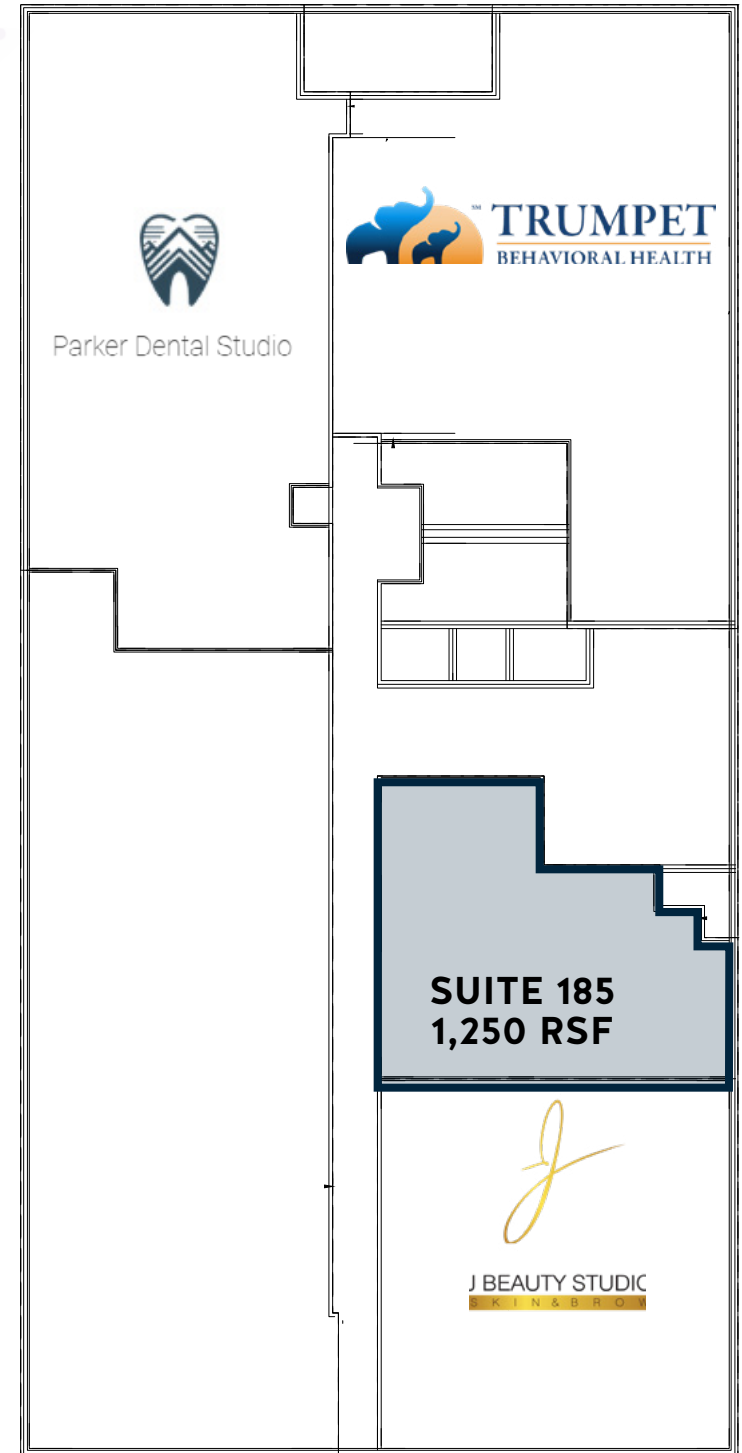
Unit Highlights:

- Prominent direct private access facing a high-traffic retail center
- Building signage available for added visibility
- In-unit plumbing already installed
- Built-in reception area offering immediate functionality and convenience



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)

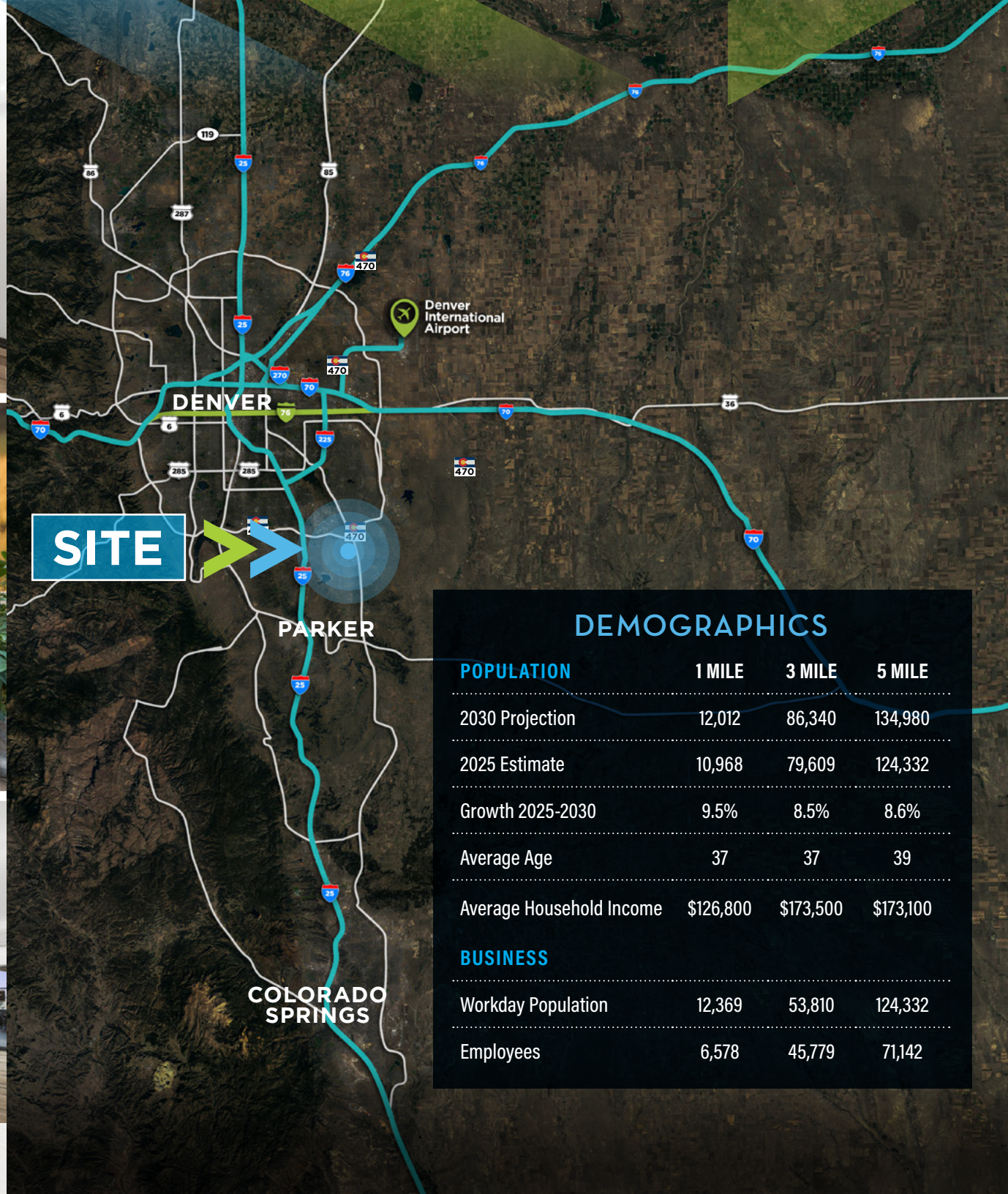
*Source: US News and World Reports, January 2025

PROPERTY SUMMARY

ADDRESS	18801 E Mainstreet, Unit 185, Parker, CO, 80134
PRICE	\$437,500
BUILDING TYPE	Office/Medical
CONDO SIZE	1,307 SF
DATE AVAILABLE	07/01/2026
PARKING	71 2.79/1,000 SF
YEAR BUILT	2000



LOCATION



SITE

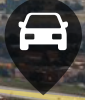


DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	12,012	86,340	134,980
2025 Estimate	10,968	79,609	124,332
Growth 2025-2030	9.5%	8.5%	8.6%
Average Age	37	37	39
Average Household Income	\$126,800	\$173,500	\$173,100
BUSINESS			
Workday Population	12,369	53,810	124,332
Employees	6,578	45,779	71,142

NEARBY RETAIL



NEARBY RETAIL



24,000
VEHICLES
PER DAY



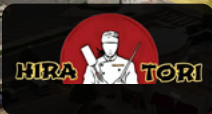
SITE



13,455
VEHICLES
PER DAY



18,014
VEHICLES
PER DAY



Dransfeldt



Mainstreet



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