



**MOUNTAIN MIND**  
— REAL ESTATE —

## **Downtown Retail Building | Prime I-70 Exposure | Redevelopment Momentum | Generous Parking**

**Address:** 315 E 1<sup>st</sup> Street A & B • Parachute, CO – Old Town Center Zone District

Position your business in the heart of downtown Parachute's revitalizing core, where historic character meets new federal investment and local growth. This **versatile retail property** occupies a strategic location along the community's primary downtown thoroughfare with **outstanding visibility to Interstate 70**, which averages over **22,000 vehicles per day**.

### **Property Highlights**

- Two adjacent parcels totaling **±0.62 acres** in the **Old Town Center (OTC) Zone District**, designed for **retail, restaurant, and entertainment** uses with pedestrian-friendly principles and strong design standards honoring Parachute's historic architecture.
- Excellent frontage and accessibility with **extensive on-site parking**—a rare find in the downtown district—and **potential for building expansion**.
- Located along **1st Street**, just steps from **NAPA Auto Parts, Family Dollar, and McDonald's**, ensuring steady daily traffic.
- Approximately **45 minutes to Grand Junction** and **less than one mile to the Colorado River**, central to renowned **Western Slope** recreation.

### **Building Overview**

- **Originally built in 1955**, expanded in **1997**, and fully modernized through **three major renovation cycles**.
- **West Side Remodels (2015 & 2025):** Approx. **\$200K** in improvements in 2015 (includes 1 restroom) and additional 2025 upgrades covering odor mitigation, crawl-space encapsulation, plumbing, landscaping, parking lot repainting, unit combination, and town approval processes—ensuring smooth transition for the next owner.
- **Suite B (Restaurant Space):** Fully remodeled in **2020** with approximately **\$200K** invested (2 restrooms, kitchen infrastructure, ADA compliance).
- All spaces **brought up to current building code** with updated utilities, mechanical systems, and permitted use compliance.

### **2025 Renovation Summary (≈ \$38,000 + Town Review Value)**

- Odor mitigation system – \$4,000
- Crawl-space encapsulation – \$5,000
- Landscaping & signage removal – \$5,000 (required by town)

- Parking lot repainting – \$1,000 (required by town)
- Plumbing – \$10,000
- Unit combination – \$3,000
- Town approval process – \$10,000 (≈ 9 months of coordination)

*All municipal requirements met; subsequent owner benefits from simplified permitting and established compliance history.*

## Community & Economic Context

Parachute's Old Town Center is entering a dynamic phase of reinvestment. In February 2026, the Town secured \$3 million in federal funding through the U.S. Department of Transportation Highway Infrastructure Program to reconstruct and modernize 1st Street, where this property is situated. The revitalization project—supported by Senators Bennet and Hickenlooper—will enhance streetscapes, improve safety, and attract new businesses while preserving the town's historic character.

These infrastructure upgrades, combined with state grant support from CDOT and DOLA, establish meaningful momentum for long-term property appreciation within Parachute's downtown core.

## Investment Summary

- **Zoning:** Old Town Center (OTC) – pedestrian-oriented retail, restaurant, entertainment focus
- **Size:** Two parcels totaling ±0.62 acres
- **Traffic Exposure:** ±22,400 vehicles/day on I-70
- **Year Built:** 1955 (original) • Additions/Remodels 1997, 2015, 2020, 2025
- **Condition:** Fully code-compliant, turn-key, modern infrastructure
- **Location:** High-visibility downtown setting less than 1 mile from the Colorado River

## Summary

A rare opportunity to acquire a **fully renovated retail property** in the path of Parachute's federally funded downtown renaissance. With **prime I-70 frontage**, **ample parking**, and **modernized systems**, this asset positions the next owner or tenant to immediately capitalize on increasing foot traffic, civic investment, and community growth in Colorado's Western Gateway to the Rockies.

*All dollar amounts are approximate and buyer to verify square footage amounts.*