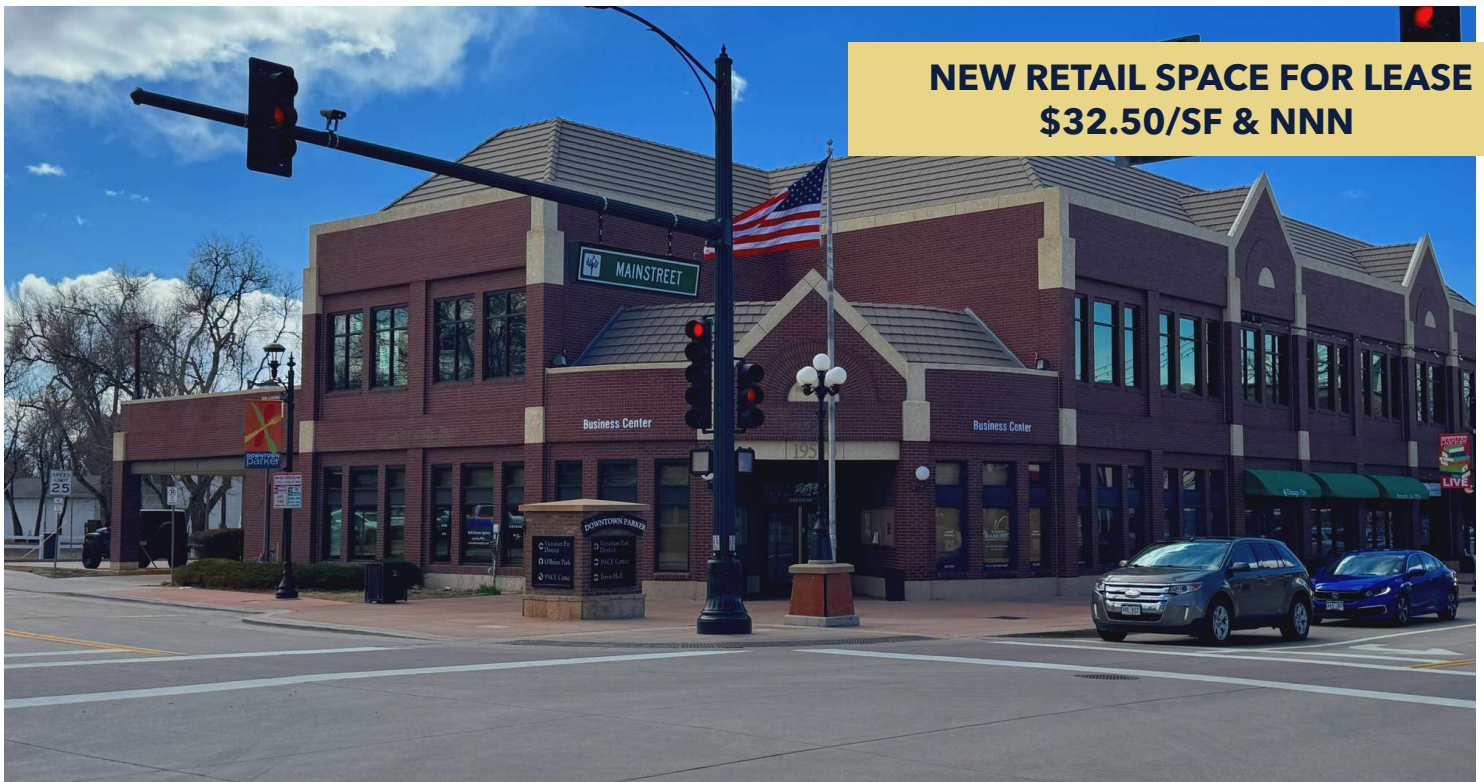




PARKER MAINSTREET EXCHANGE 19590 E MAINSTREET

Parker, CO 80138

PROPERTY HIGHLIGHTS

- Newly built white shell retail space available for lease in the heart of Parker.
- Located on Mainstreet in Downtown Parker, this prime location is surrounded by a variety of restaurants and shops within just a few blocks.
- Enjoy ample parking in the back and around the building, making it convenient for customers to visit your business.
- Don't miss this opportunity to establish your brand in a thriving area!



AVAILABLE SF

1,400 SF



BUILDING SF

19,200 SF



AVAILABILITY

Q4 2025



PARKING

AMPLE



LEASE TERM

MINIMUM 5
YEARS



YEAR BUILT

1984

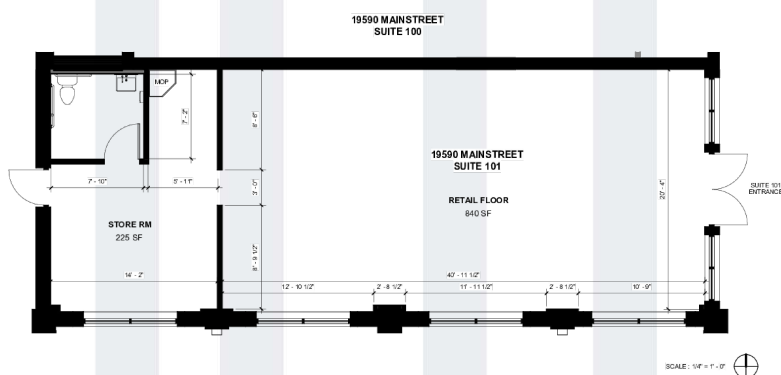
PROPERTY DESCRIPTION

Located in the heart of Parker on Mainstreet, this retail space offers a prime location for your business. Situated at the corner of Mainstreet and Pikes Peak Dr, this new space guarantees high visibility and foot traffic. It is directly next to a vibrant restaurant featuring an outdoor patio, perfect for drawing in customers. Take advantage of the signage opportunities on the front and sides of the building to promote your brand effectively!

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



ADDITIONAL PHOTOS



SHELLI MANGO

Commercial Real Estate Advisor

Office: 303.378.6864

Direct:

smango@madisoncommercial.com



DTP LOCATION MAP



SHELLI MANGO

Commercial Real Estate Advisor

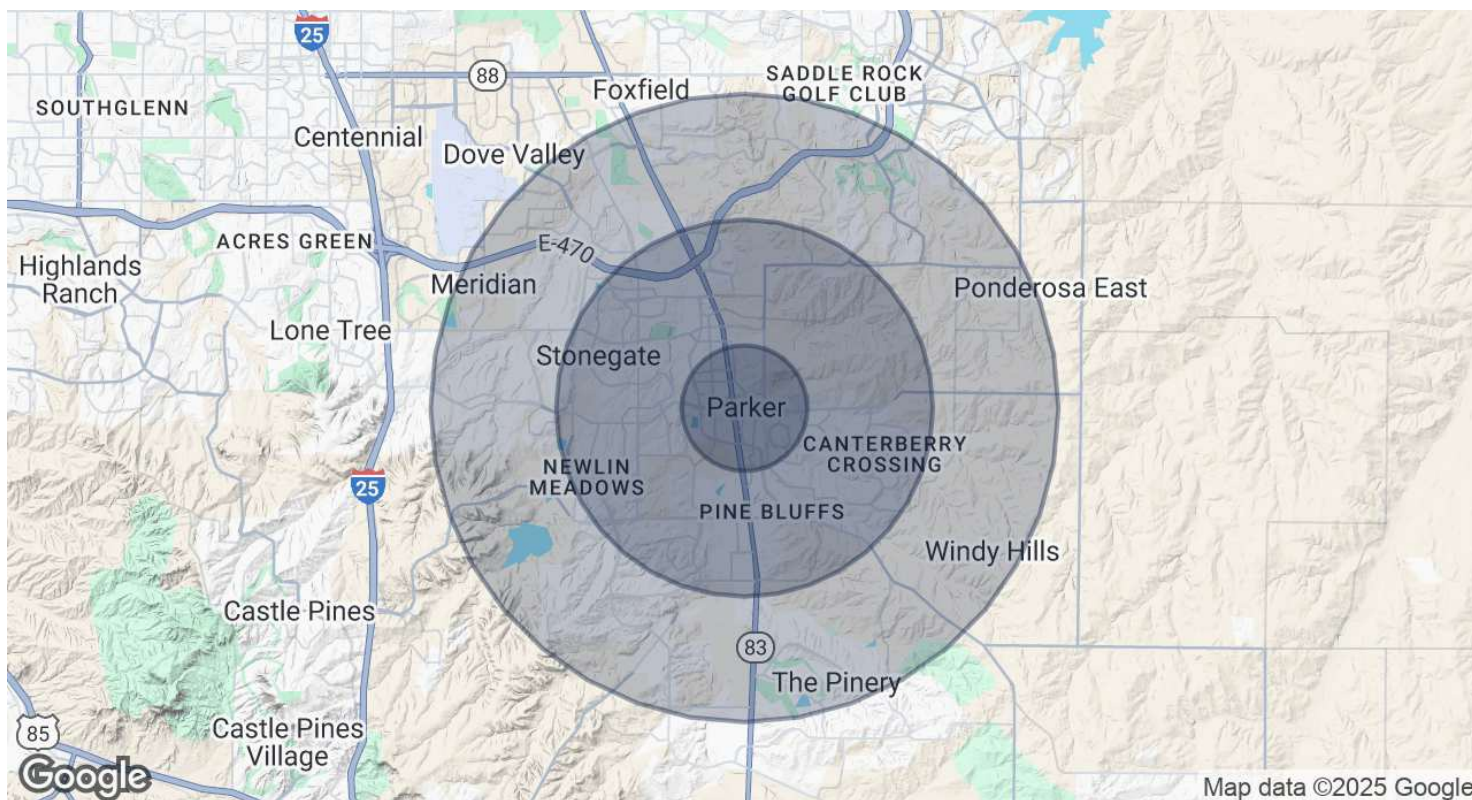
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,248	47,770	85,998
Average Age	33.6	34.1	36.0
Average Age (Male)	32.4	33.8	35.6
Average Age (Female)	34.9	34.2	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,514	17,380	31,626
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$78,500	\$98,316	\$106,086
Average House Value	\$270,381	\$312,110	\$338,099

* Demographic data derived from 2020 ACS - US Census



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