

Offering Overview

TWENTY MILE STATION

18801 E. Mainstreet, Parker, CO 80138



\$5,400,000

Offering Price



7.19%

CAP Rate



Property Size

Building Size

± 25,454

Land Size

± 1.12 AC



Parking Spaces

71 Spaces



Occupancy

• ±84%

Property Details

Located in Twenty Mile Station this ±25,454 SF multi-tenant medical/professional office building is situated on ± 1.12 acres located at 18801 Mainstreet in Parker, Colorado. The property is strategically located on the signalized hard corner of Stage Run and Dransfeldt Road. (±12,000 CPD), just ± 0.4 miles from State Highway 83, or Parker Road (±46,852 CPD). The property is situated in a high-income area with the average HH income in a 3-mile radius of \$146,063. The tenant mix includes medical and professional office tenants and is ±84% occupied. The property offers an opportunity for investors to grow income through leasing the remaining vacant space.

Diverse Tenant Mix

The investment features a blend of medical and professional office tenants with a WALT of 4.3 years. Of the 84% occupied space, ±50% is leased to a mix of medical tenants, and the balance is leased to professional tenants, supporting tenant diversification and consistent with demand.

Strategic Location

Twenty Mile Station is strategically positioned in a high-income, growth-oriented area. Within a 3-mile radius, the average household income is \$164,063. The building is adjacent to 2 well-established and vibrant retail centers occupied by QSRs, salons, a boutique fitness center, and daily needs retail. This positions the property advantageously within a busy commercial hub, benefiting from foot traffic and consumer activity generated by neighboring businesses.

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