



Real Estate Resource & Development Report

Fourth Quarter, 2009

The Parker Economic Development Council maintains a comprehensive inventory of all currently available properties for sale and for lease within the greater Parker market. The following list of properties includes vacant land for development (both un-entitled and ready for construction) and commercial properties for sale and space for lease in the categories of office, commercial, retail and industrial. Where possible, full contact information including phone numbers, email addresses and links to developer’s websites are provided.

This report also features new developments both approved for construction and in progress, as well as those planned for future development. A list of active and planned residential subdivisions is also included.

Although every effort is made to include all properties currently available in our market, some may not yet be listed. This report is updated quarterly and may not reflect recent additions or deletions. If you have updates, changes or additions to this report, please contact the Parker Economic Development Council at 303.841.8683 or info@parkercolorado.org. This report is also posted on our website at www.parkercolorado.org.

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I. LAND FOR SALE / DEVELOPMENT

9730 Twenty Mile Road

Developer:

Contact: Fuller Real Estate, Derek Vanderryst 303.312.4237

Email: dvanderryst@fullercompany.com

- 2.48 acres
- Zoned Commercial

Website: www.fullercompany.com

10570 Twenty Mile Rd. (SEC of Twenty Mile Rd and Longs Way)

Developer:

Contact: UGL Equis, Mark Grillo

Email: mark.grillo@ugl.equis.com

- Acres Zoned for Retail, Restaurant, Light Industrial
- Includes one Water Resource Toll

Website:

Compark

Developer:

Contact: Tim Price, Great West Real Estate, 303.688.7300

Email: greatwestrec@aol.com

- 20 acres
- Can be subdivided

Website:

Compark Business Campus (Chambers and E-470 interchange)

Developer: MDXA LLC

Contact: Don Gravette 303.796.9300

Email: dgravette@mdxadevelopment.com

- 500 acres
- A destination office, warehouse, retail and residential mixed use development
- Over 1 million square feet within 11 buildings – approximately 1500 employees/students
- Zoned, graded lots available from 3 acres to over 30 acres
- Roads, landscaping, dry and wet utilities in place
- Additional 152 acres available south of E-470 for future development
- 52 acres of district open space, riding/hiking trails
- Rocky Vista University Campus, American Furniture Warehouse

Website:

Cottonwood Highlands (NWC and SWC of Jordan Rd and Cottonwood Dr)

Developer:

Contact: Scott Carlson; 303.457.2966 (consultant) Plan West

Email: scott@carlsonland.net

- 222 acres
- 120 acres commercial development is planned
- 70 acres residential planned - one parcel is zoned for multi family condos
- Cottonwood Drive will be extended west to Chambers Road as a four land arterial street. A traffic signal would be placed at Jordan Road and Parkerhouse Road.
- Plan began development in Spring, 2007
- All of the property is currently available for sale

Website:

Country Meadows Square (NWC of Parker and Hess Rd)

Developer:

Contact: Mitch Trevey, Trevey Company, LLC, 303.841.1400

Email: mitch@trevey.com

- 11 acres
- Four lots left ranging from 1 acre to 1.5 acres each zoned retail/commercial
- 7-11 store now open (Lot #1)
- Children's Choice Early Learning Center now open Lot #3)
- Service Street Automotive now open (Lot #4)
- Automatic/Manual Carwash planned for Lot #7
- Multi-tenant retail building planned for Lot #2

Website: www.trevey.com

Country Market Place "JackaLope"

Developer:

Contact: Trevey Company, LLC, Mitch Trevey 303.841.1400

Email: mitch@trevey.com

- 5 Acres

Website: www.trevey.com

Crown Point (E-470 and S. Parker Rd)

Developer: Today Crown Point, LLC

Contact: Tim Leonard 303.674.7856

Email: tim@deepwaterpoint.net

- 220-acre mixed development
- Parker Adventist Hospital is working on its site improvements for Phase 2 which will include a new 80,000 s.f. medical office building; groundbreaking had taken place in November, 2008, for occupancy in Fall 2009. In addition, the Hospital is preparing to expand its operating rooms and Women's Center by 30,000 s.f.
- Parker Skilled Nursing & Rehabilitation Center has closed on a parcel across from the Parker Adventist Hospital; anticipated construction in 2009. Approximately 180 beds with multiple levels of care, including Skilled Nursing, Alzheimer's Care, Post Surgical Rehabilitation, and Physical Therapy
- AZCO Development has completed and opened their 20,000 s.f. medical office building next to Village Inn

Website: www.crownPointMarketplace.com

Crown Point (South of 470)

Developer:

Contact: Legend Retail Group, James Craddock 720.529.2881

Email: [James Craddock](mailto:James.Craddock@legendretail.com)

- Land for Sale
- Size

Website: [Legend Retail Group Web Site](http://LegendRetailGroupWebSite.com)

Crown Point North (North of 470)

Developer:

Contact: Legend Retail Group, James Craddock 720.529.2881

Email: [James Craddock](mailto:James.Craddock@legendretail.com)

- Land for Sale
- Size

Website: [Legend Retail Group Web Site](http://LegendRetailGroupWebSite.com)

Crown Point North (Cottonwood Drive)**Developer:****Contact:** TransMark, Steve 303.771.5012**Email:**

- Land for Sale
- Size

Website:

Crown Point Office Suites (NEC Crown Crest Blvd. and Cottonwood Dr.)**Developer:****Contact:** Trevey Company, LLC, Mitch Trevey 303.841.1400**Email:** mitch@trevey.com

- 5.75 acres
- Medical/Office

Website: www.trevey.com

Crown Point Pads (E-470 and Parker Road)**Developer:****Contact:** SullivanHays Brokerage, Mike Kendall 303.534.0900**Email:** mkendall@sullivanhayes.com

- Pad 1, 1.69 acres
- Pad 4, 1.78 acres
- Pad 5, 1.88 acres

Website:

Dransfeldt Place (Dransfeldt Road, just south of Lowe's off of Lincoln Ave.)**Developer:****Contact:** Mitch Trevey, Trevey Company. LLC, 303.841.1400**Email:** mitch@trevey.com

- 20 acres
- 9 lots, 1 – 5 acres each, zoned for retail, commercial, and light industrial
- Lots available for sale, build-to-suit and land lease opportunities
- Lots #5 and #6 under contract for pet grooming/care facility

Website: www.trevey.com

E-470 Between Peoria and Chambers**Developer:****Contact:** Frederick Ross Company, John (Packet) Lowrey 303.892.1111**Email:** jlowrey@frederickross.com

- Land Available
- 67.65 acres
- Office/Industrial/Retail

Website: www.frederickross.com

Highway 83/Parker Square Drive**Developer:****Contact:** Tim Price, Great West Real Estate Company, 303.688.7300**Email:** greatwestrec@aol.com

- .95 acres

Website:

Horseshoe Ridge (NWC of Hess and Motsenbocker Rds)

Developer: MSP Companies

Contact: Mark Palkowitch 303.399.9804

Email: marcus@mspccompanies.com

- 131 acres
- 274 single family units & 84 multi family units
- 13.5 commercial acres w/ 30 multi-family dwelling units
- Development and construction of single family homes is underway.
- Commercial pad sites completed in April, 2008; available for users and builders

Website:

Jordan Commons (SEC Jordan and E-470)

Developer:

Contact: Unique Properties, Toby & Jannon Roth 303-321-5888

Email: troth@uniqueprop.com

- Loaf 'n Jug Broke ground
- In-line retail space
- Residential-style office condos
- Retail space, 22,376 s.f. available
- Lot 1B 57,236 s.f. available
- Lot 1C, 43,737 s.f. available

Website:

Jordan and Mainstreet

Developer:

Contact: Legend Retail Group, Kyle Underwood 720.529.2999

Email: kyle@legendretailgroup.com

- 5 Pads available, .51 to 1.36 acres

Website:

Lifetime Fitness (SEC E-470 and Parker Road)

Developer:

Contact: CB Richard Ellis, Matthew 720.528.6324

Email: matthewd@cbre.com

- 9.51 acres
- Retail/Office/Commercial

Website: View my listings

Lincoln Meadows Center (SWC Lincoln and Dransfeldt Rds)

Developer:

Contact: David Hicks & Lampert Brokerage, 303.694.6082

Email:

- 23.69 acres
- Commercial/Light Industrial

Website: <http://www.loopnet.com>

Lincoln/Parker Road**Developer:****Contact:** Sean McMillan, Metro Brokers, 303.841.0345, 303.324.1767**Email:** seanmcmillan0@comcast.net

- 3.57 acres Commercial Zoning
- May subdivide
- Commercial zoning
- Owner may subdivide

Website:

Meridian Village (S of Lincoln Ave and W of Chambers Rd)**Developer:** Shea Properties**Contact:****Email:**

- 810 acres
- Two 13.5 acre lots zoned commercial
- 550 acres for residential development
- Will include a community park & rec center with a tot lot, splash park and pool
- 68 acres reserved for open space with two ponds
- A school with surrounding park is also planned
- Richmond American open for pre-construction sales. Price points are \$435,995 - \$621,995. 102 homes planned.
- Hillside at Meridian Village. Price points are \$364,995 to \$415,995.

Website:

Motsenbocker Road (South of Mainstreet)**Developer:****Contact:** Fuller Real Estate, Jim Capecelatro or Mike Kboudi 303.292.3700**Email:** jcapecelatro@fullercompany.com or mkboudi@fullercompany.com

- 9.11 acres
- Zoned for Planned Development

Website: www.fullercompany.com

NEC of Jordan and 470**Developer:****Contact:** CBRE, Steve Markey 720.528.6300**Email:** Steve.markey@cbre.com

- Commercial Pad Site

Website:

NEC Parker Rd and Hilltop Rd.**Developer:****Contact:** David, Hicks & Lampert Brokerage 303.694.6082**Email:**

- Lot Size

Website: <http://www.loopnet.com>

NWC of Lincoln Rd and Twenty Mile**Developer:****Contact:** Asset Reality Advisor Robin 303.781.2608**Email:** Vonengeln@att.net

- Size

Website:

NWC of Parker Rd at Ponderosa Drive**Developer:****Contact:** Fuller, Tyler Smith 303.292.3700**Email:** tsmith@fullercompany.com

- Lot Size

Website:

NWC N. Pinery and Parker Rd.**Developer:****Contact:** Dax Gergen 303.572.7700**Email:** dax.gergen@grubb-ellis.com

- Lot Size

Website:

Newlin Meadows (S of Newlin Gulch Road, W of Bradbury Ranch)**Developer:** JF Companies**Contact:****Email:**

- 129 acres
- Filing 1 and 2 include a 267-house, residential development. The site includes 14 acres for a middle school and 16 acres for commercial development.
- Ryland Homes (104), David Weekly Homes (65), and Meritage Homes (98) are the builders at this location and currently have lots available. Ryland is closing out with only 3-4 homes remaining for 2007. David Weekly Homes has 22 homes remaining.
- Development work is complete; homes are being built and sold to homeowners
- Development for infrastructure for commercial site is complete.
- Filing 3 includes 16 acres commercial development divided into 5 sites. A church has purchased 5.45 acres –
Lot 1
- Lot 2, 1.41 acres
- Lot 3, 1.26 acres
- Lot 4, 1.64 acres
- Lot 5, 1.66 acres

Website:

North of 470 at Parker Rd and E. Woodman Drive**Developer:****Contact:** Fuller, Art Seiden / Terry Matthews 303.292.3700**Email:** tmatthews@fullercompany.com

- .53 to 1.11 Ac

Website:

Old Cottonwood Square (NWC of Parker Rd and Cottonwood Drive)**Developer:****Contact:** Commercial Niche, Chris 303.232.6424**Email:** chris@commercialniche.com

- Vacant Lot For Sale

Website:

Parker Auto Plaza (Between Pine Lane/Lincoln Ave and Parker Road/20 Mile Road)

Developer:

Contact: Asset Realty Advisors, Inc., Mark Von Engeln 303.781.2608

Email: mlve@att.net

- 1.3 to 16 acres lots
- Retail, Office, Multi-family, automotive, medical and light industrial
- All sites are pad ready with detention, curb and gutter, streets and utilities

Website: www.assetra.com

Parker Auto Plaza Filing 1 (NWC of Lincoln Ave and Dransfeldt Road)

Developer:

Contact: Fuller, Tyler Smith 303.292.3700

Email: tsmith@fullercompany.com

- 50 acres
- Commercial developments other than car dealerships eligible for these sites

Website:

Parker Auto Plaza Filing 2 (NWC Lincoln Ave and Twenty-Mile Rd to Cherry Creek)

Developer:

Contact: Fuller 303.292.3700

Email:

- 55 acres
- Final Plat has three “super-blocked” areas to be replatted as end users are determined.
- Will feature the extension of Lincoln Meadows Pkwy, E of Twenty Mile Rd to intersect with Lincoln Ave
- Site development completed summer, 2007
- CarMax Auto Superstores has purchased 15 acres at the northeast corner of Lincoln Ave, and Ponderosa

Website: www.fullercompany.com

Parker Auto Plaza Filing 3 (SWC of Twenty Mile and Pine Ln)

Developer:

Contact: Fuller 303.292.3700

Email:

- 3 acres
- Site development of the 3 acres at the SWC of Twenty Mile Road and Pine Lane is complete

Website: www.fullercompany.com

Parker Country Market Place “Jackalope”

Developer:

Contact: Trevey Company, LLC, Mitch Trevey 303.841.1400

Email: mitch@trevey.com

- 4.1 Ac. Commercial

Website: www.trevey.com

Parker Hilltop Town Square (NEC Parker and Hilltop Roads)

Developer:

Contact: David Hicks and Lampert Brokerage, 303.694.6082

Email:

- Carpet Exchange is open, 7,682 s.f. showroom
- Jack-in-the-Box is open
- Compass Bank coming soon
- Best Buy and Staples open
- Lot sizes:

Website: <http://www.loopnet.com>

Parker Hilltop Town Square (11236 S. Pikes Peak Drive)**Developer:****Contact:** David Hicks & Lampert Brokerage, 303.694.6082**Email:**

- Lots 1 & 2, 1.2 acres
- Lot 8, .828 acres
- Lot 9, .925 acres

Website: <http://www.loopnet.com>

Parker Road/E-470**Developer:****Contact:** Tim Price, Great West Real Estate, 303.688.7300**Email:** greatwestrec@aol.com

- 2.84 acres
- Zoned commercial

Website:

Parker Square**Developer:****Contact:** Tim Price, Great West Real Estate, 303.688.7300**Email:** greatwestrec@aol.com

- .568 acres
- Zoned commercial

Website:

Parker Trailer Annexation (Dransfeldt & Parker Rds)**Developer:** Paul Howald & Associates 303.770.6040**Contact:** Paul Howald 303.725.7544**Email:** paul@howaldassociates.com

- Parkglenn Storage Units opened September 11, 2008
- FirstTier Bank and other retail space open
- 3.2 acres fronting Dransfeldt; zoned commercial are available. Can be subdivided
- Parkglenn Way road extension

Website:

Pine Bluffs (Hess Rd between Parker and Hilltop Rds)**Developer:** Koelbel and Co.**Contact:****Email:**

- 194 acres mixed use
- Master planned community to include:
- Filing No. 1: Toll Brothers will build 88 semi-custom homes with average lot size of 1/3 – 1/2 acre, with square footage ranging from 3,262 – 4,247. Pricing to start in the mid \$500,000.
- Filing No. 3: Colonnade Communities will build 104 lifestyle, all ranch living, single-family homes and 84 future town homes amid a rolling terrain and open space with mature trees. Sales to begin as market allows.
- Playground, trail system, cabana with pool are completed.
- 19.43 acres commercial at NEC Hess & Parker Rds

Website:

Pine Hill Crossing (SEC of Hilltop Road and Pine Drive)

Developer: Pine Hill Holdings

Contact: Steve Weirich 303.263.1239

Email: steveweirich@hotmail.com

- 8+ acres
- Development-ready parcel available; Lot 3 – 1.74 acres.
- 7-Eleven opened in December, 2007, on Lot 1.
- 11,738 s.f. retail building completed on Lot 2. Pre-leased so far with nail salon, dry cleaner, liquor store, and Mediterranean Grill restaurant. End-cap opportunity available with outdoor patio.
- Hilltop Family Practice, an 8000 s.f. Medical Office Building, is complete and occupied on Lot 4
- Goddard School, an 8,000 s.f. Day Care/Pre School is complete and open on Lot 5b, soon to expand on Lot 5a.
- Now pre-leasing a 14,200 s.f. building on Lot 3 for retail, medical, and restaurant uses
- Lot 3 is also available for sale and/or build-to-suit

Website:

Pine Lane and Twenty Mile Road (SWC E-470/Parker Road)

Developer:

Contact: Unique Properties, Bob Busey 303.321.5888

Email: bbusey@uniqueprop.com

- 2.564 acres
- Commercial Zoning

Website:

Pinery West Commercial Center (NWC Parker Road and North Pinery Parkway)

Development:

Contact: Mitch Trevey, Trevey Company, LLC, 303.841.1400

Email: mitch@trevey.com

- 150 acres
- Lots ranging from 1-10 Ac For Sale
- 150 ac grocery anchor retail/commercial/light industrial park
- 33 acres under contract for grocery anchored retail center
- 34 acres under contract for self storage and outdoor storage

Website: www.trevey.com

Reata West (SWC of Parker Rd & Stroh Rd)

Developer: Anxon Development (Minneapolis, MN)

Contact: Grubb & Ellis 1401 Wynkoop, Suite 300, Denver, CO 80202 Dax Gergen 303.572.5563

Email: dax.gergen@grubb-ellis.com

- Phase I: 3 pads sold, Walgreens, Chase Bank, Valero
- Chase Bank is open on the SWC; purchased more land than necessary and will be making additional s.f. available with Parker Road frontage.
- Phase II includes 35 acres for development, please call for further details

Website:

Reata Ridge Village Center (NEC of Parker Rd & Stroh Rd)

Developer: ServiceStar Development Company

Contact: Todd Rosen 720.529.2870

Email: trosen@servicestarus.net

- Available for BULK SALE
- 50 acre mixed-use development with retail, office, and residential available.
- Presently seeking medium or large anchor tenants/businesses.
- Retail space and pad sites available for Local, Regional, or National Business

Website: www.servicestarus.com

SEC of Parkglen and Dransfeldt

Developer:

Contact: Led Better Webster, Don 303.832.8115

Email: lwl@peakpeak.com

- Lot Size

Website:

SWC of Parker Rd and Pine

Developer:

Contact: Asset Reality Advisor Robin 303.781.2608

Email: Vonengeln@att.net

- Lot Size

Website:

SWC Parker Rd and Hess

Developer:

Contact: Meridian, Bill Hirschfeld 720.895.8400

Email: bill@meridianre.com

- Lot Size 9.59 acres
- Build-to-suit retail for lease

Website: www.meridianre.com

SWC of Parker Rd and Twenty Mile (Behind Verizon Wireless)

Developer:

Contact: Greatwest, Tim Price

Email: greatwestrec@aol.com

-

Website:

Shops at Olde Town (SEC Jordan and Mainstreet)

Developer:

Contact: Peter Licata, Hunington Properties, 800.357.1031

Email: peter@aroncompanies.com

- LA Boxing, hair salon, nail salon, dentist, Animal Clinic, and dry cleaner have signed leases. Wireless Store and National Restaurant have pending leases.
- Medical office building has closed on pad.
- Pharmacy, Gas Station, and daycare have pad sites pending
- 4 pads sites available, 0.8 acres to 2.2 acres

Website: www.hpiproperties.com

Shops at Robinson Ranch (SEC of Parker and Hess Rds)

Developer:

Contact: Peter Licata, Hunington Properties, 800.357.1031

Email: peter@aroncompanies.com

- 13.32 acres
- Currently under construction, tenants moving in soon, lease space available
- Restaurant and dry cleaners have signed leases; several leases pending
- Daycare and Fast Food have pad under contract
- 5 pad sites available

Website: www.hpiproperties.com

Solar Circle**Developer:****Contact:** Greatwest, Tim Price 303.688.7300**Email:** greatwestrec@aol.com

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Website:

South Parker Rd at Hess**Developer:****Contact:** Koelbel, Jeffrey Sheets 303.758.3500**Email:** jsheets@koelbelco.com

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Website:

Stonegate**Developer:****Contact:** CBRE, Marty Roth**Email:** Martin.roth@cbre.com

- Commercial Lots

Website:

Stonegate Business Park (S of E-470 between Chambers and Jordan Roads)**Developer:****Contact:** Fuller Real Estate, Andrea Jones 303.292.3700**Email:** ajones@fullercompany.com

- 1 to 64 acres available

Website: www.fullercompany.com

Stonegate Business and Commercial Park (S of E-470, between Chambers & Jordan Rds)**Developer:** Newland Communities**Contact:** CBRE, Marty Roth 720.528.6367**Email:** martin.roth@cbre.com

- 200 acres
- The Market at Stonegate is located at the SWC of E-470 & Jordan Rd and its 28 acres will be the commercial, entertainment and urban center for Stonegate. Currently seeking anchor store and prospective tenants for retail, office, and light industrial sites.
- Commercial/Retail Sites
- Lot Sizes 1 – 17 acres

Website:

Stroh Ranch Office/Business Circle (S. Parker and Stroh Rds)**Developer:****Contact:** Mitch Trevey, Trevey Company. LLC, 303.841.1400**Email:** mitch@trevey.com

- 32 acres
- 14 Prime retail/commercial lots available for immediate construction
- Lots range from 1 acre to 4 acres each with Stroh Road and Parker Road frontage
- Major tenants include King Soopers, Blockbuster, Karl's Junior, Pizza Hut and La-Z-Boy

Website: www.trevey.com

The Crossing at Stonegate

Developer:

Contact: Marcus & Milichap, Scott Wayne 303.328.2000

Email: Scott.wayne@marcusmilichap.com

- Land for Sale
- Lot Size

Website:

Town Hall Village (NWC Pine Drive and Mainstreet, historical downtown Parker, across street from Town Hall)

Developer:

Contact: Metro Brokers, Janis Jensen 303.841.0634

Email:

- Mixed use, retail and office
- 76,924 s.f.(Phase 1)
- 4 buildings
- 3 Retail buildings totaling 27,724 s.f.
- 1 3-story building (office and retail) 49,200 s.f.
- Pad sites available in Phase 2
- Now pre-leasing Phase 1 retail and office

Website:

Twenty Mile and Ponderosa Drive

Developer:

Contact: Fuller, Derrick Vanderryst 303.292.3700

Email: dvanderryst@fullercompany.com

-

Website:

Twenty Mile Town Center

Developer: Faestel

Contact: Faestel, Todd Faestel 303.841.7600

Email: tbf@faestelproperties.com

- Twenty Mile Town Center is a 23 acre development that has been designed to target a variety of uses encompassing individual retail pad sales, office development and a gourmet grocer anchor.
- The individual pad sales are targeted to retail, banks and restaurants.
- The targeted uses will benefit from the visibility to the four signalized intersections - two of which are full-turn movements into the development.
- There are also 5 right-in-right-out movements that service the property.
- Twenty Mile Town Center has on its borders three major roadways consisting of Mainstreet, Dransfeldt and Twenty Mile Roads. The intersection of Mainstreet and Dransfeldt Road carries 22,000 vehicles per day with 21,000 vehicles per day at Mainstreet and Twenty Mile Road.

Website: <http://faestelproperties.com/index.asp>

Village on the Green (NEC Stroh Rd and J. Morgan Blvd)

Developer: AmeriWest Communities

Contact: Mitch Trevey, Trevey Company, LLC, 303.841.1400

Email: mitch@trevey.com

- 20 acres
- 15 acres residential with 5 acres zoned commercial; minor development plat approved
- 147 Triplex Units; no builder currently under contract; minor development plat approved
- Site for commercial portion should begin very soon
- Commercial center will have free standing restaurant, jewelry store, and approximately 20,000 s.f. in-line retail

Website: www.trevey.com

Westcreek, LLC (West side of Parker Rd, S of E-470)

Developer: Midtown Group

Contact:

Email:

- Mixed development of retail, town houses and office buildings on 45 acres
- Users include Big 5 Sporting Goods, My Noah's, Smiling Moose Deli, and Mile High Bank. The developer is working with a national day care, national QSR, and a national coffee shop on deals.
- 16,400 s.f. of inline space
- 9 acres of traditional retail pads
- 13.5 acres zoned Mixed-Use
- acres multi-family
- 10.1 acres open space
- Plans include a three story, 54,000 s.f. medical office building
- Roadway improvements include extension of Twenty Mile Rd and Pine Lane Bridge Construction
- A new street, Silverado, will exit off Parker Road

Website:

II. Buildings For Sale or Lease

Compark Commerce Center (13792 Compark Blvd.)

Developer:

Contact: Great West Real Estate Company, Tim Price 303.688.7300

Email: greatwestrec@aol.com

- Showroom, office, warehouse, or condominiums
- Buildings A and B, 61,702 s.f., divisible to 3565 s.f. per unit
- Building C, 72,000 s.f., build to suit

Website:

Corporate Park at Stonegate (15700 Parker House Rd, NWC of Jordon and E470)

Developer: Ascendant

Contact: Fuller Company, RC Myles or Andrea Jones 303.292.3700

Email: Rcmyles@fullercompany.com or ajones@fullercompany.com

- Five buildings for sale and lease
- Building One is complete, currently 40% occupied, 37,580 s.f total
- Buildings 2-5 construction complete

Website: www.fullercompany.com

Crown Point

Developer:

Contact: Marcus & Millichap, Scott Wayne 303.320.1300

Email: Scott.wayne@marcusmillichap.com

- Boston Pizza (empty)

Website:

Crown Point (9205 Crown Crest Blvd.)

Developer:

Contact: Frederick Ross, Susan Karsh 303.892.1111

Email: skarsh@frederickross.com

- Free-standing building; former Village Inn Restaurant
- Excellent visibility, access and on-site parking
- 4,702 SF FREE-STANDING RETAIL BUILDING 717
- Lease Rate: \$20.00/SF NNN
- SITE SIZE: 1.343 Acres (58,501 SF) BUILDING SIZE: 4,702 SF
- LEASE RATE: \$20.00/SF NNN PARKING: 17:1,000 SF, 81 spaces total
- PROPERTY TAXES: \$35,069 ZONING: PD
- YOC: 2005

Website: <http://www.frederickross.com/>

Diamond Blue Car Wash (NWC Stroh Ranch and Parker Roads, Located near King Sooper)

Developer:

Contact: Paul Howald 303.725.7544

Email: paul@howaldassociates.com

- Building for sale includes 2 bay car wash and 3 bay Grease Monkey as tenants on long term lease
- 2 Bay Automatic Car Wash business for sale. Grossing near 250k per year
- Expansion opportunity for a 60' express tunnel was goes with the deal
- Car wash sales are tied into King Sooper gas pump dispensers

Website:

Dransfeldt**Developer:****Contact:** Fuller, Tyler Smith 303.292.3700**Email:** tsmith@fullercompany.com

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Website:

Golf Zone (SW Corner Twenty Mile and Pony Express Drive)**Developer:****Contact:** G. Kirby Ross, Affiliated Real Estate Group 303.805.1000 x14**Email:** Kirbyross@aregcolorado.com

- 36-hole miniature golf business for sale
- Re-development opportunity and/or build-to-suit opportunity
- 1.86 acres
- Site will allow up to 16,000 s.f. of office, retail, and/or service/yard uses
- Water, sewer, electrical utility taps in
- Minimal costs required (\$150,000 to \$200,000 savings)
- Access off Pony Express Drive; ½ block west of movie theatre and post office

Website:

Lincoln Meadows (Twenty Mile Rd and Parkglenn)**Developer:****Contact:** DCL Concepts, LLC Dave 720.489.0424**Email:** Dbgeist01@aol.com**Website:**

Lincoln Meadow Center (SEC of Twenty Mile and Lincoln Rd)**Developer:****Owner:** Thomas (TJ) Fitzpatrick**Contact:** TJ 303.690.4335**Email:** tdfitzp@aol.com

- Applebees (empty)

Website:

Lincoln Meadow Center (SEC of Twenty Mile and Lincoln Rd)**Developer:****Contact:** Collier B&K, Marc Feder & Lisa Vela 303.745.5800**Email:** mfeder@colliersb-k.com

- Black Eyed Pea (empty)

Website:

Old Cottonwood Square**Developer:****Contact:** Crosbie Group 303.398.2111 Scott & Andy**Email:**

- King Sooper (empty)

Website: Step@creginc.com

Parker Market Place**Developer:****Contact:** David, Hicks & Lampert Brokerage 303.694.6082**Email:**

- Circit City (empty)
- Target (empty)
- Relocation – Parker Payless Liquors

Website: <http://www.loopnet.com>

Parker Pavilions (NWC Parker Rd & Twenty Mile Rd)**Developer:** Developers Diversified Realty Corporation**Contact:** (DDR) 1.877.CALL.DDR**Email:**

- 45-acre development
- Wal-Mart Supercenter, Home Depot, PetsMart, Office Depot
- Unit # 6, 1280 s.f. available for lease
- Unit # 11, 1200 s.f. available for lease
- Unit # 15, 1200 s.f. available for lease
- Unit # 19 , 3,855 s.f. available for lease, divisible
- Unit # 21, 4046 s.f available for lease, divisible
- Unit # 23, 4200 s.f. available for lease, divisible
- Parker Blooms (1200 s.f.) opened 4.21.09

Website:

Solar Circle Office Park (NEC Sun Way and Solar Circle)**Developer:****Contact:** Colliers B&K, Scott 303.283.4585**Email:** shuber@colliersb-k.com

- 1.73 acre lot
- Three 7,932 s.f. office buildings for sale or lease
- Located in Lot 1 of Parker Square
- Building One complete; first 2400 s.f. unit sold (30% occupied)

Website:

Solar Office Park Building**Developer:****Contact:** Colliers B&K, Mike Shriver 303.745.5800**Email:** mshriver@colliersb-k.com

-

Website:

III. Space For Lease

10189 S. Parkglenn Way

Developer:

Contact: Legend Retail Group, David Spriggs 720.529.2999

Email: dspriggs@legendretailgroup.com

- 5,480 s.f. existing automotive building

Website:

18425 Pony Express Drive (NEC Pony Express Dr. and Twenty Mile Road)

Developer:

Contact: Flo Jen Builders, Fred 303-669-1046

Email:

- Construction completed December, 2008
- Retail/Office
- 11786 s.f. leased, 11214 s.f. available

Website:

10502 S. Parker Road

Developer:

Contact: Great West Real Estate, Tim Price, 303.688.7300

Email: greatwestrec@aol.com

- 1,500 s.f. building for sale

Website:

18648 Longs Way

Developer:

Contact: Landmark Western, LLC Don Smith 303.329.6100

Email: Don@landmarkwestern.com

-

Website:

Automotive Space (6250 East Pine Lane)

Developer:

Contact: Fuller, David Fried 303.489.0888

Email: dfried@fullercompany.com

- 4937 s.f. Negotiable

Website: www.fullercompany.com

Broncos Parkway Plaza (SWC Jordan and Broncos Parkway)

Developer:

Contact: Armstrong Capital Development, 303.799.8781

Email: jarmstrong@acd-co.com

- Office Condominiums, units from 1130 s.f. to 15,060 s.f.
- Retail available, 11,400 s.f., divisible in 1300 s.f. increments

Website:

Colorado Capital Bank Building (12753 S. Parker Rd.)

Developer:

Contact: Great West Real Estate, Tim Price, 303.688.7300

Email: greatwestrec@aol.com

- 17,100 s.f.
- \$2,750,000
- Investment

Website:

Crown Point (NEC Crown Crest Blvd.)

Developer:

Contact: Legend Retail Group, James Craddock 720.529.2881

Email: [James Craddock](mailto:James.Craddock@legendretail.com)

- MOB South of 470

Website: [Legend Retail Group Web Site](http://www.legendretail.com)

Crown Point North (North of 470)

Developer:

Contact: David, Hicks & Lampert Brokerage 303.694.6082

Email:

- Office/Retail for Lease

Website: <http://www.loopnet.com>

Crown Point Healthcare Plaza (9235 Crown Crest Blvd.)

Developer:

Contact: Health Connect Properties, Patricia Wassik 303.830.1444

Email: pwassik@healthconnectproperties.com

- Medical Office Building
- 90% Leased
- Only one suite available – 1,910 r.s.f.
- Ownership opportunity in LLC

Website: www.healthconnectproperties.com

Crown Point Professional

Developer:

Contact: MARS, Rick Hill

Email: rhill7089@msn.com

- MARS Development has completed the leasing of its 30,000 s.f Professional Office building and is preparing to break ground on a second one.

Website:

Dolce Vita (10259 S. Parker Road)

Developer:

Contact: Chris Wahlen, Wahlen Properties, 303.506.1150

Email: chris.wahlen@gmail.com

- 38,000 s.f. medical/office/retail space available
- Construction to be completed October, 2009

Website:

FlatAcres MarketCenter Phase I (SWC of Parker and Twenty Mile Rds)

Developer: Developers Diversified Realty Corporation (DDR)

Contact: (DDR) 1.877.CALL. DDR

Email: rzoubovitch@ddrc.com

- Kohl's, Bed Bath & Beyond, Sports Authority, Michael's

Website: www.ddr.com

Lincoln Meadows (SWC Lincoln and Dransfeldt Rds)

Developer:

Contact: David Hicks & Lampert Brokerage, 303.694.6082

Email:

- 4,600 s.f available

Website: <http://www.loopnet.com>

Lincoln Town Center (12155 Lioness Way)

Developer:

Contact: David Hicks & Lampert Brokerage, 303.694.6082

Email:

- Proposed 4,500 s.f. in-line retail building for lease

Website: <http://www.loopnet.com>

Mark IV (Clark Rd & Dransfeldt)

Developer:

Owner: LH Development, LLC

Contact:

Email:

- 22,500 S.F. facility
- Similar structure to Pump it Up will be built to the east of this building. Site plan ready for Town approval.
- This project is currently on hold – possible completion in mid 2009

Website:

MarketPlace at Crown Point (NEC Parker Road and Cottonwood Drive)

Developer:

Contact: Legend Retail Group, James Craddock 720.529.2999

Email: james@legendretailgroup.com

- 1250 to 60,000 s.f. available

Website:

Meridian Commons (Lincoln and Oswego)

Developer:

Contact: David Hicks & Lampert Brokerage 303.694.6082

Email:

-

Website: <http://www.loopnet.com>

Miller Creek (Behind Super Target, at Dransfeldt and Twenty Mile Roads)

Developer:

Contact: Colorado 1st Choice Real Estate Roc Henge, Nesho Socanski 303.595.9555

Email: nsocanski@rochenge.com

- 6 buildings, 84 condo units
- Units range from 1060 s.f., can be combined to 10,000
- Office, retail, flex space available

Website:

NWC Parker Rd and Mainstreet (19201 E Mainstreet, Colorado State Bank & Trust Bldg.)

Developer:

Contact: Grubb & Ellis, Schmidt, Howard Schmidt 303.572.7700 or 303.572.7000

Email: Howard.schmidt@grubb-ellis.com

- Conveniently located on Main Street in Parker Colorado
- Bank and ATM in Lobby
- High Ceilings
- Strong Ownership
- Ample Parking
- Numerous Nearby Amenities
- Available Space: 1,342 to 4,566 RSF
- lease rate: \$19.00 - \$21.00 Modified Gross
- Does not include janitorial
- Tenant improvements: Negotiable

Website: www.grubb-ellis.com

New Towne Shops

Developer:

Contact: Peter Licata 1.800.537.1031

Email: peter@aroncompanies.com

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Website:

New Towne Shops (SEC of Jordan and Mainstreet)

Developer:

Contact: John Horvat, 303.522.1661

Email: horvatandco@aol.com

- Medical Office Building

Website:

North of 470: Parker Rd. and E. Woodman Drive

Developer:

Contact: Denver Industrial Realty, Al Hoppa 303.758.2712 Cell: 303.520.4431

Email: alhoppa@qwestoffice.net

- Automotive Space for Lease
- Two units remain at Parker Auto Plaza (9078 S. Woodman Way).
- Unit A (4200 s.f. with 4 drive-in doors);
- Unit C (4454 s.f. with 2 drive-in doors).
- Both units have trench floor drains, 400 Amp service, sprinkler systems, energy saving infrared heat, 14' clear ceiling height and 10% office/service areas. Priced at \$15.50/s.f. Net.

Website:

Office Flex (18596 Longs Way)

Developer:

Contact: BRE, Carole Schumacher 303.804.9800

Email: cs@bre-realestate.com

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Website:

Old Cottonwood Square**Developer:****Contact:** Remax, Mark Pyms 303.504.3434**Email:** mpyms@remax.net

- Retail Space for Lease

Website:

Old Cottonwood Square**Developer:****Contact:** Western Centers, 303.306.1000**Email:**

- Retail Space

Website:

Parker Center (11000 S. Parker Rd)**Developer:****Contact:** Fuller, David Fried 303.489.0888**Email:** dfried@fullercompany.com

- 44,801 s.f. Negotiable

Website: www.fullercompany.com

Parker Center (10920-11000 S. Parker Rd)**Developer:****Contact:** Fuller, David Fried 303.489.0888**Email:** dfried@fullercompany.com

- Units A-1A 1,600 s.f.; A-5 1,342 s.f.; A-10 1,185 s.f.; B-5 & 6 1,592 s.f.; B-7 1,397 s.f.

Website: www.fullercompany.com

Parker Crossroads**Developer:****Contact:** Oak Realty Partner, Micheal Bushell 303.318.0100**Email:** Michael@oakrealitypartner.com

- Retail Space for Lease

Website:

Parker Crossroads Shopping Center (10831 S. Crossroads Dr.)**Developer:****Owner:** Oak Realty Partners**Contact:** Edge Commerical Properties, Jeremy Coward 303.339.8390 Off. 303.619.2215 Cell**Email:** Jeremy.coward@edgecommercialproperties.com

- 11,700 SF
- 0.45 AC
- Built 1984, Renov 2004
- 6,331 SF Space Available
- \$11.00-\$13.00, NNN
- 45.9%
- Not For Sale
- 6,331 SF Max Contig
- 2,000 SF Smallest space

Website: www.edgecommercialproperties.com

Parker Gateway Marketplace (NEC of Lincoln and Parker Road)

Developer:

Contact: SullivanHayes, Mike Kendall 303.534.0900

Email: mkendall@sullivanhayes.com

- 2 acres
- 1800 s.f. retail space with patio available
- Join Starbucks, InkStop, Car Toys, Edible Arrangements, and Vixen Nails

Website:

Parker Market Place

Developer:

Contact: Frederick Ross, Susan Karsh 303.892.1111

Email: skarsh@frederickross.com

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Website:

Parker Marketplace (9801-9845 S. Parker Road)

Developer:

Contact: Meridian, Reese Davis, 720.895.0308

Email: lorissa@meridianre.com

- Retail space for lease
- Anchor: Sprouts Farmer's Market

Website: www.meridianre.co

Parker Medical Center (10371 Park Glenn Way)

Developer:

Contact: Frederick Ross, Dann Burke 303.829.1111

Email: dburke@frederickross.com

- 1,200-4,400 sq.ft. available
- Lease Rate: \$14.00 - \$16.00/sf nnn

Website:

Parker Pavillions (NWC of Parkre and Twenty Mile Rd.)

Developer: Developers Diversified Realty Corporation (DDR)

Contact: DDR 1.877.Call.DDR

Email: rzoubovitch@ddrc.com

- 1,200 sq. ft. up to 7,000 sq. ft. retail/office available
- Walmart Supercenter, Home Depot, PetSmart, Office Depot

Website: www.ddr.com

Parker Plaza (10401 S. Parker Rd. NWC Parker Rd and Plaza Drive)

Developer:

Contact: Antonoff & Co. Tom or Steve 303.623.0200

Email: ssebern@antonoff.com or tdigregorio@antonoff.com

- Building 1: 10417-800sq ft, 10419-800sq.ft, 10441-800sq.ft, 10443-800sq.ft, 10445-1600sq.ft, 10447-A-800sq.ft, 10447-B-800sq.ft.
- Building 2: 10453-1150sq.ft, 10457-1150sq.ft.

Website: www.antonoff.com

Parker Station Professional Office Building**Developer:****Contact:** Justin D. VanLandschoot, SteelBridge Commercial Real Estate, 303.885.2115 (cell)**Email:** Justin@SteelBridgeRE.com

- Suite 225, 916sf
- Suite 280, 1350sf

Website: www.Parker-Station.com

Parker Square**Developer:****Contact:** Carole Schumacher 303.284.3602**Email:** cs@bre-realestate.com

- Medical Office Building

Website:

Parker Square Retail (SEC of Parker Rd and Hilltop)**Developer:****Contact:** Jud Davis, 303.322.1311**Email:** davis1500@msn.com

- 6,000 sq ft available to lease

Website:

Parker Tech Center (NEC Dransfeldt Road between Longs Way and Plaza Drive)**Developer:** Parker Tech Center, LLC and Mitchlen Properties**Contact:** Chris Wahlen 303.506.1150**Email:** chris.wahlen@gmail.com

- 21 acres
- Land subdivided into 17 industrial and 2 commercial lots.
- 200,000 s.f. of commercial, light industrial, and mixed use space.
- 43,000 s.f. will be available January, 2008, divisible from 1,000 s.f. up to 10,000 s.f. in one building
- Ample parking, excellent access, central location

Website:

Parker Valley Center (Dransfeldt and Twenty Mile Roads)

Developer: Faestel Properties Co.

Contact: Todd Faestel 303.841.7600

Email: tbfaestel@faestelproperties.com

- Tequila Joes has opened in Suite 103 (former B.B's Bistro). This is a higher-end Mexican restaurant that has fully activated the patio area and enhanced the existing bar area in the restaurant. Tequila Joes installed a fire-pit on the patio with music featured as well.
- The Mr. Transmission location has been sold to a new operator that brings a deep background and experience to the business. This new operator intends to focus deeply on customer service and specific automotive enhancements not utilized by the prior owner.
- There is a LOI outstanding for the 2,500 s.f. is available in Suite 121, next to Panera Bread
- 2,300 s.f is available in Suite 122 that includes a full dental/orthodontic buildout
- 1,360 s.f is available in the Suite 130 endcap space in the Panera Bread building with dual signage opportunity
- 5,000 s.f. is available in Suite 135 in the Party America building. This space is located directly adjacent to the Super Target
- 2,200 s.f. is available in Suite 149 in the former Countrywide space, divisible to 1,000 s.f.
- 1,600 s.f. is available in Suite 104 in the former Oreck space
- 1,800 s.f. is available in Suite 125 that includes a full office and conference room buildout.
- 1,500 s.f. is available in Suite 111 in the former Instant Imprints space.
- The 12,500 multi-tenant building on Lot 7 is available for immediate occupancy. The minimum space is 1,200 s.f. This building has a full-turn movement and is located directly adjacent to the Super Target.

Website: <http://faestelproperties.com/index.asp>

Pine Hill Crossing (SEC of Pine and Hilltop)

Developer:

Contact: Matt Barber 303.320.1010 x105

Email: mbarber@westernskiesgroup.com

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Website:

Pine Lane Plaza

Developer:

Contact: William McKinney 303.757.3880

Email: wrmckinney@denveronline.com

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Website:

Plaza Drive West of Parker Rd

Developer:

Contact: Agio Property Mgmt, Doug Austin 303.840.1917

Email:

- Office/Retail Space Available

Website:

SWC of Parker Rd and Parkglenn

Developer:

Contact: Western Skies Group, Matt Barber 303.320.1010 x41

Email: mbarber@westernskiesgroup.com

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Website:

Shops at Robison Ranch**Developer:****Contact:** Peter Licata 1.800.537.1031**Email:** peter@aroncompanies.com

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Website:

Shops at Stroh Ranch**Developer:****Contact:** Dunton, Lewis Lee 303.758.3131**Email:** lee@dunton-commercial.com

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Website:

Stage Coach (18632 Pony Express Drive)**Developer:****Contact:****Email:**

- Office Space for Lease

Website:

Stonegate Village Center**Developer:****Contact:** Unique Properties 303.321.5888**Email:**

- Retail Office for Lease

Website:

Stroh Ranch Center (12939-13069 S. Parker Road)**Developer:****Contact:** Regency Centers, David Jaudes 303.300.5300**Email:** djaudes@regencycenters.com

- CENTER SIZE 93,436 SQ. FT.
- Current Occupants: Stroh Ranch Liquors, King Soopers, Cost Cutters, United Studios of Self Defense, Dry Cleaning Station, Wild Bird Center, H&R Block, State Farm Insurance,
- LA Belle Nail Salon, Creekside Dental, Subway, Executive Tan, Colonial Bank, Pizza Hut, Blockbuster, Carl's Jr., Dillon Gas
- Space 6/7 Available 2800 sq. ft.
- Space 14 Available 2101sq. ft.

Website: <http://www.regencycenters.com/>

SunMarke Professional Building**Developer:****Contact:** Meridian Bill Hirschfeld 720.895.8400**Email:** bill@meridianre.com

- Class B office space, Stroh Ranch area
- 2 story brick building, built 2002

Website: www.meridianre.com

The Crossing at Stonegate

Developer:

Contact: Miller & Weingarten, Jill Scannell 303.781.7100

Email: jscannell@weingarten.com

- Office Space for Lease

Website:

Twenty Mile Commerce Center (NEC Twenty Mile Road and Longs Way)

Developer: Panattoni Development Company

Contact: Jones, Lang & LaSalle, Mitch Zatz 303.217.7972

Email: mitch.zatz@am.jll.com

- Two Class A Office/Light Industrial buildings
- Available for sale or for lease
- Building 1 – 2 leases signed; 11,742 s.f. currently available
- Building 2 – 31,630 s.f., divisible to 5,000 s.f. Now available
- Lot 3 – 2.5 acres building to suit. Up to 38,100 s.f. Land can also be made available for sale at \$8psf.
- Outside storage available on site.

Website:

Twenty Mile Depot (18951 East Mainstreet)

Developer:

Contact: Fuller, David Fried 303.489.0888

Email: dfried@fullercompany.com

- 14,770 s.f.

Website:

Twenty Mile Mercantile (NEC of Twenty Mile Rd and Mainstreet)

Developer:

Contact: Pace Properties

Email:

- 6100 s.f. is still available for lease

Website:

Twenty Mile Office Warehouse (18436 Longs Way)

Developer:

Contact: Coldwell Banker Commercial, Hart/Bishop/David, Thomas Hart 303.409.1400

Email: Thart@denvercommercial.com

- Bldg. Size: 14,200 SF
- Land Size: 1.21 Acres
- YOC: 2008
- Zoning: PD (Planned Development)
- Sale Price: \$2,100,000
- Excellent investor/owner user opportunity
- Newer construction with high end finishes
- Fenced storage yard with keypad entry
- Heavy Power

Website:

Twenty Mile Office/Warehouse (18436 & 18488 Longs Way, at Twenty Mile and Dransfeldt)

Developer:

Contact: Tim Price, Great West Real Estate, 303.688.7300

Email: greatwestrec@aol.com

- Divisible to 1750 s.f., 3500 s.f. leased – 7200 leased/7000 available
- 2nd Building – 14,200 total s.f., 9000 s.f. available, divisible to 1750 s.f.

Website:

Twenty Mile Office Warehouse (18448 Longs Way)

Developer:

Contact: Great West, Tim Price 303.688.7300

Email: greatwestrec@aol.com

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Website:

Twenty Mile Station (Dransfeldt and Mainstreet)

Developer: Faestel Properties Co

Contact: Todd Faestel 303.841.7600

Email: tbfaestel@faestelproperties.com

- India's Kitchen signed a lease for the 2,500 s.f. space next to Chipotle. This is the second location for this restaurateur. The restaurant will feature Indian/Himalayan/Nepalese cuisine.
- There is 1,200 s.f. available in Suite 185 within the 25,000 s.f. office building

Website: <http://faestelproperties.com/index.asp>

Twenty Mile Village (18671 E. Mainstreet, NWC Dransfeldt at Mainstreet)

Developer:

Contact: Jeremy Coward 303.619.2215

Email: jeremy.coward@edgecommercialproperties.com

- 9,915 SF Building size
- 1.15 AC
- Built Jan 2002
- Approximately 4,700 SF Space Available
- Lease rate: Negotiable
- Not For Sale
- 2,600 SF Max Contig
- 1,200 SF Smallest space
- 2009 Combined Est Tax/Ops @ \$6.00/sf
- Free Surface Spaces; Ratio of 5.00/1,000 SF

Website: www.edgecommercialproperties.com

Victorian Park Centre (South Pikes Peak Drive)

Developer:

Contact: Jim Anest, Bridgeport Companies, 303.638.1186

Email: victorianpeaks@aol.com

- A collection of 16 building sites for office, residential, retail, and mixed use in Victorian Park
- Anchored by Victorian Peaks, join Victorian Peaks, Mallory Construction, and Pine Tree Jewelry
- Available Summer, 2010

Website: www.victorianpeaks.com

Victorian Peaks (11020 South Pikes Peak Drive)

Developer:

Contact: Justin D. VanLandschoot, SteelBridge Commercial Real Estate 303.885.2115 (cell)

Email: Justin@SteelBridgeRE.com

- Now open and leasing/join
- Keller William Action Realty
- Halker Consulting Oil & Gas
- Colorado Skies Outfitters and Fly Fish for Life signed
- Anest & Brown, PC
- Doil Storie-Framers Insurance
- Victorian Peaks Collections
- Marla Hendershot CPA
- Pikes Peak Web Solutions
- Gaspare's Fine Italian Foods and Bakery
- Colorado Western Title Company signed
- World Access Construction
- Design Center at Victorian Peaks

Website: www.victorianpeaks.com

Westcreek (NWC Parker Road and E-470 southbound exit ramp)

Developer:

Contact: Legend Retail Group, April 720.529.2999

Email: april@legendretailgroup.com

- Restaurant/Retail, 3,800 s.f.
- Inline Retail, 1,200 s.f.
- Inline Retail, 8,400 s.f.

Website: www.victorianpeaks.com

IV. Commercial Projects

Come, Sit, Stay Pet Resort (9099 S. Woodman Way, NWC E-470 /Parker Road)

Developer:

Contact: 720.851.STAY (7829)

Owner: Tim Crusier

Email: info@comesitstay.com

- NOW OPEN
- Full Service Pet Hotel
- 10,000 s.f. of outdoor artificial turf play areas – no mess
- Pro Dog Training, Boarding, Day Play, Pet Shipping, Retail
- Indoor pool, outdoor artificial turf play areas
- Includes cattery, and boarding for exotic pets

Website: www.ComeSitStay.com

Parker Adventist Hospital

Developer:

Contact: Brian Moore 303-269-4012

Email: brianmoore@centura.org

- The 80,000 s.f. Sierra medical office building was completed and opened on campus in August 2009. Current tenants in the building include outpatient imaging, outpatient rehabilitation, internal medicine and pediatrics, and neurosurgery. Additional tenants will be taking occupancy in the coming months as tenant improvements are completed.
- Construction on the hospitals expanded operating rooms and birthplace rooms is on schedule with completion of the operating rooms in November and the birthplace rooms in May 2010. The hospital plans to break ground in November 2009 on its new bed wing.

Website: www.ParkerHospital.org

Parkglenn Medical Building (10168 Parkglenn Way)

Developer:

Contact: JHL Constructors

Email:

- 14,898 s.f.
- Largest contiguous space is 7722 s.f.
- Kaiser Permanente occupies entire building

Website:

Parker Professional Building (10345 Parkglenn Way)

Developer:

Contact: Coldwell Banker, Dan King, 303.409.1400

Email: dking@denvercommercial.com

- 13,996 s.f. two story medical use building
- Newest tenant is Colorado Heart Clinic
- Building 100% leased

Website:

Salvation Army (SWC Lincoln Rd and Twenty Mile Rd)

Developer:

Contact: David Hicks & Lampert Brokerage 303.694.6082

Email:

-

Website: <http://www.loopnet.com>

V. Planned Commercial Projects

Brunswick Zone (Directly south of Twenty Mile Cinemas)

Developer: Summit Companies

Contact: 1-877-Fun-Bowl

Email:

- 4.37 acres
- Estimated Opening Spring 2010
- 38 lanes of bowling

Website:

CarMax (Ponderosa Drive and Lincoln Ave.)

Developer:

Contact: Fuller 303-292-3700

Email:

- 15 acres purchased for new CarMax dealership

Website: www.fullercompany.com

Victorian Commons (NW of Mainstreet and Victorian Dr)

Developer: BrokenNeck Parker Properties, Inc.

Contact:

Email:

- 1.42
- An innovative live/work configured row housing development consisting of 19 row houses in 4, three story buildings
- Victorian Commons will make historical reference to the town by incorporating pedestrian friendly home office space and architectural Victorian details in the exterior building

Website:

VI. Residential Developments

Anthology-Stories of the New West (Formally SunMarke)

Developer: Pivotal Parker Investments, LLC

Contact: Kurt Wolter 303.840.1000

Email: kwolter@anthologywest.com

- 3000 acres at Motsenbocker and Stroh Rds
- Master planed mixed use community
- Site approved for over 6,000 residential units and over 500,000 s.f. of commercial uses. Richmond American Homes, Colonnade Communities, and Legend Homes currently building.
- A new land plan that includes approximately 6,000 home sites, an 18-hole public golf course, a lifestyle retail village center, and over 865 acres of open space and 70 acres of parks connected by 20 miles of pedestrian, biking, and horse trails was approved by the Parker Town Council in June, 2007.

Website:

Colorado Golf Club (SEC of Parker and Stroh Rds)

Developer: Colorado Golf Club, LLC

Contact: Mike McGetrick 303.779.0870

Email: golf@mcgetrickgolf.com

- 1700 acres
- Gated community to include 170 custom homesites, an 18-hole private golf course and related practice facilities, clubhouse, pool, tennis, trails, and 1300 acres of protected open space
- Lot infrastructure complete Spring 2007
- Club Complex construction began Spring 2007

Website:

Enclave at Cherry Creek (Pine Ln between Jordan Rd and Cherry Creek, S of E-470)

Developer: AmeriWest Communities

Contact: Mitch Trevey, Trevey Company, LLC, 303.841.1400

Email: mitch@trevey.com

- 35.5 acres
- Annexed and zoned for 270 units.
- Looking for builder in order to site plan it for their product
- Pine Lane bridge over Cherry Creek completed in December, 2007; allows builder to market from Parker Road as well as Jordan and E-470.

Website: www.trevey.com

Heathstead at Canterbury (Canterbury Parkway, N of Idyllwilde)

Developer:

Contact: Village Homes

Email:

- 63 units, golf course luxury patio homes
- Pricing from \$450,000 to \$520,000
- Square footage 2000 s.f. to 2700 s.f.

Website:

Highlands at Stonegate (Jordan and Chambers Rds, S of E-470)

Developer:

Contact:

Email:

- 100 acres
- Approximately 446 Craftsman Style condominiums and townhomes. Condos priced from the \$150's, and town homes from the low \$200's. Located at the north end of Stonegate.
- The development includes a 2.5 acre park, swimming pool, hot tub, cabana and access to all Stonegate Amenities including 2 pools, tennis courts, playing fields, and miles of trails.
- 29 homes left to sell in phase III

Website:

Hillside at Meridian Village (Lincoln and Meridian Village to Bristleridge Street)

Developer: Richmond American Homes

Contact:

Email:

- Opened August, 2007
- American Collection starts at \$386,495; Colorado Lakes Collection starts \$367,995 - \$425,995

Website:

Horse Creek (Formerly Douglas 234, N of Hess Rd W of Jordan Rd)

Developer: D R Horton & Richmond American Homes

Contact:

Email:

- A residential development to include 439 houses, a 3-acre elementary school site, a 10-acre middle school site, a 14-acre commercial site, a centrally located 8-acre park, a tot lot, and a swimming pool. The pool is built.
- DR Horton models open. Prices range from the low \$300's to high \$300's. Infrastructure going in section 2 and 3 (NWC of Hess & Chambers)
- Richmond American Homes has 92 lots with price points from \$366,995 - \$484,995 - models are open

Website:

Idyllwilde (1.5 miles E of Parker and Hess Rds)

Developer: Village Homes of Colorado

Contact:

Email:

- Construction expected to be completed in phases over seven to ten years.
- The site will have about 900 homes, a high school, a 12-acre park, six pocket parks and 297 acres of open space.
- Open for sales with 12 professionally decorated model homes now open; price points from \$302,000 to \$750,000

Website:

Legato (E of Motsenbocker Road and S of Mainstreet, The Overlook at Cherry Creek)

Developer: Ascent Development

Contact:

Email:

- 83 acres
- Parker's first community for mature residents offering patio homes, townhomes, apartment/condominiums, and assisted/independent living. Located east of Motsenbocker Road along the Cherry Creek open space just south of Mainstreet, Legato offers convenient access to shopping, dining, entertainment, recreation, and healthcare. Designed for connectivity to the natural open space, creek environment, and extensive trail system, Legato inspires a way of living in harmony with its environment.

Website:

Lincoln Creek Village (SWC Pine Drive and Lincoln Ave)

Developer

Contact: Creekside Homes

Email:

- Condos from \$130s
- Patio homes from mid \$300s – now open
- Urban homes from low \$300s – now open
- Town homes from the \$240s

Website:

Meridian Estates (Meridian Village at Lexington Lane)

Developer: Richmond American Homes

Contact:

Email:

- Heritage collection starts at \$450,995; Classic Collection \$467,999 - \$499,995; Colorado Collection \$480,995 - \$588,995; Colorado Craftsman Collection starts at \$455,995; Masters Collection starts at \$621,995

Website:

Neu Towne at Parker (SE corner of Jordan Rd and Mainstreet)

Developer: Neumann Homes of Colorado LLC

Contact:

Email:

- The development will surround a 7.5-acre park/playground and open space that will include three water-feature swimming pools, cabana, and a sand volleyball court. Over 23 acres of open green space and 3 1/2 miles of walking/biking trails wind through the community and next to the Cherry Creek trail.
- Residential development to include 180 detached single-family homes, 163 patio/ courtyard homes, and 193 attached town home condominiums, with an overall density of five units per acre. Homes will range from 1,345 to 3,009 s.f.
- No Changes

Website:

Park Guell (NWC Jordan Rd and Market Street)

Developer: Metropolitan Homes

Contact:

Email:

- 204 units ranging from 838 s.f. – 1,577 s.f. One, 2, and three bedroom plans, all include garages
- Price points from \$139,900 - \$228,900
- Amenities include an outdoor fire pit and living area, swimming pool, large grill, and Jacuzzi
- All 204 homes currently sold or under contract. Project is sold out.

Website:

Pradera (W of Parker Rd at Bayou Gulch Rd)

Developer: D R Horton

Contact: Joyce Homes 303.840.6097 - Renaissance Homes 303.840.9008 -Bainbridge, Inc. 303.805.4905

Email:

- 1,500 acres
- Custom collection homes from 1 – 3 acre sites priced from the \$900's to over \$2 million. 720.851.9411
- Craftsman collection homes from 1/2 – 1 ½ acre sites starting from the high \$500's
- DR Horton Continental Collection homes from 1/3 – 1/2 acre sites, starting from the high \$400's, 303.840.5981
- DR Horton Golf Villas on the 10th Green, starting from the high \$400's, contact 303.805.4222
- 18 hole Jim Engh designed golf course
- 3,100 s.f. Community Center, competition size swimming pool, sports courts and ball fields
- Also homes by Joyce, Bainbridge, other builders.
- Prices from the high \$400's to over \$2 million

Website:

Prairie Meadows (NW of Parker at Jordan and Parkerhouse Rds, N of E-470)

Developer: KB Homes

Contact:

Email:

- 25 acres
- Zoned Planned Development for housing. Approximately 10% is slated for attainable housing. Price points from \$154,000 - \$217,000
- 320 single-family attached homes ranging from 1,110 s.f. to 1,822 s.f.
- Will share a public park, featuring a tot lot, basketball and volleyball courts, and a picnic shelter, with Prairie Walk on Cherry Creek

Website:

Prairie Walk on Cherry Creek (Jordan and Parkerhouse Rds, N of E-470)

Developer: Frontier Communities LLC

Contact:

Email:

- 22.5 acres
- Zoned Planned Development for housing. Approximately 10% is slated for attainable housing
- 408 Condos affordably priced from the mid to upper \$100,000, ranging from 1,003 s.f. to 1,579 s.f.
- Community includes 5000 s.f. clubhouse with exercise room, swimming pool, hot tub and a 24 hour business center
- Currently shares a public park, featuring a tot lot, basketball and volleyball courts, and a picnic shelter, with Prairie Meadows
- Teamed up with Douglas County Housing Partnership to provide Douglas County residents and employees with down payment assistance. New incredible prices on existing inventory program being offered.
- Only a few Park/Open Space condos left
- New Ranch style "C" plan available to view

Website:

Salisbury Heights (W side of Motsenbocker Rd 1/4 mile N of Hess Rd)

Developer: AmeriWest Communities

Contact: Mitch Trevey, Trevey Company. LLC, 303.841.1400

Email: mitch@trevey.com

- 38.5 acres
- Annexed into Parker
- 6.01 acres for open space
- Received preliminary plat for 134 single, detached units.
- Currently marketing builders

Website: www.trevey.com

Sierra Ridge (SWC of Lincoln Ave and Chambers)

Developer:

Owner: Ventana Capital

Contact: Darwin Horan 303.346.7006

Email: dhoran@ventanacap.com

- 319 acres
- Zoned in Douglas County for 1600 units - 1228 dwelling units in current sketch plan
- A total of 86.7 acres of open space with multiple parks from 2.6 acres to 15.4 acres and a rec center
- 10 acres slated for an elementary school
- Will have some neighborhood commercial retail
- Filing 1, 2, and 3 plats are approved.

Website:

Spirit Ridge (Buffaloberry Dr between Canterbury Pkwy and Tomahawk)

Developer: Spirit Ridge

Contact:

Email:

- 475 acres
- 114 custom homes on 1.5 – 3.4 acre lots
- 50% of land is set aside for natural open space
- Building in the final filing

Website:

SunMarke Townhomes (SWC Motsenbocker & French Creek)

Developer:

Contact: Re/Max Masters Jim Wanzeck

Email:

- 64 Town Homes, 1,200 – 1,400 s.f.
- Price points \$230,000 - \$250,000
- Under construction with availability now

Website:

Tallman (From Parker Road, take Hess Road 3.5 miles east to the entrance on Merryvale Trail)

Developer:

Contact: 7703 Grande River Court, Parker, Mark 303.841.2540

Email: afccoop@msn.com

- 1.5 acre custom-home sites
- 121 homesites on 454 acres
- 230 acres of natural open space
- Community pool and clubhouse
- Community trails connect to existing Parker trails

Website: <http://tallmancolorado.com/>

Townhomes at Canterbury (S of Sulphur Gulch, W of Canterbury Trail)

Developer: Bristol Homes, LLC

Contact:

Email:

- 8.817 acres
- 60 single-family attached units
- The overall site proposes eight Type II 3-unit buildings and nine Type III 4-unit buildings
- An eight foot concrete trail will run along the northern border of the site adjacent to Sulphur Gulch and connect to Canterbury Trail sidewalk.

Website:

VII. Regional Updates

Chambers Road

A joint project between the Town of Parker and Douglas County, this will complete Chambers Road between Mainstreet and Newlin Gulch Blvd. Construction is underway, and is expected to be completed Fall, 2009.

Civic Center Parker Arts and Cultural and Entertainment Center (PACE)

\$21.7 million project
500 seat auditorium
Conference rooms and meeting space

Douglas County High School # 9 – Legend High School (NEC Hilltop & Canterbury Pkwy)

First phase opened August, 2008
Includes DCSD's newest Tech Lab which will house the Expert Technician Academy. The ETC will provide students opportunities to work towards college and work force readiness.
2nd phase is open

Douglas County Middle School # 9 – Cimarron Middle School (26.2 acres Canterbury Pkwy & Buffaloberry Dr)

JHL Constructors awarded project
Scheduled completion Spring, 2010
Students attending classes at Legend High School

Douglas County School's newest stadium (located in Parker at Newlin Gulch and Chambers Roads)

Fully funded stadium with expected completion in 2009
Football, lacrosse, and track use
Home and visitor stands, artificial turf
Primarily scheduled as a home site for Parker area high schools
Under construction; expected completion Fall, 2009

Hess Road to I-25

Douglas County will extend Hess Road west to I-25 as an additional east-west corridor between Parker and I-25. Best case timing is for construction to occur late 2009 with completion expected in 2011. At full-build out, this will be a 4-lane arterial (2 lanes in each direction).

Parker Fire Station (11685 N. Tomahawk Road)

Will be staffed with one crew consisting of firefighter/EMTs and/or paramedics
Open in 2008

Parker Fire Station (Buffaloberry)

Still in investigative phase
Possible ground breaking in 2009

Parker Police Department (South of Lowe's, between Twenty Mile and Dransfeldt Roads)

Part of Lincoln Meadows Commercial Development
10 acres purchased by Town in 2007
Under Contrustion
\$21.7 million project
Completion by:

Rocky Vista University (8401 Chambers Road)

Completed

Part of Compark Master Planned Development at E-470 and Chambers

160 students in first class of osteopathic medicine. Anticipate additional programs in Allied Health (including PA and MPH) and Nursing by 2010.

The 27th Osteopathic medical school in the US, may be 28th, depending on completion

Likely to have 6 buildings and eventual enrollment of 3,000 in at least 6 health care related colleges

Anticipated employment of ~300 faculty and staff at that time

Will work closely with local area hospitals and 4-year colleges across the state

Rueter-Hess Reservoir - Construction began in November 2004. The capacity has been expanded from 16,000 acre-feet to 71,000 acre-feet to allow other districts to store water, including Castle Rock for 10,000 acre-feet. In addition, a recreation enterprise has been created to allow recreational opportunities on about 3,000 acres of open space surrounding the reservoir. The reservoir will be stocked with fish, and non-motorized boats will be allowed. Trails surrounding the reservoir will connect to local and regional paths. Date for completion has been extended to 2010 to accommodate the increased capacity.

Salisbury Equestrian Park – Phase II Project - Project consists of constructing four new ball fields, equestrian facilities, parking lot/access road and a concession building at the Salisbury Park facility on Motsenbocker Road. The design for Phase II (equestrian portion) of the Salisbury Park improvements is currently being reviewed to allow multiple equestrian and community uses at the site. Following completion of this design review, the Town will proceed with processing of the site plan through the Town's Community Development department. Staff has met will be meeting with representatives of the equestrian community to gather input regarding arena design and construction phasing. Based on this input, the Town's design consultants are finalizing the site plan and construction documents.