



For Sublease

12365 Pine Bluffs Way
Parker, CO 80134

Property Specifications

SPACE AVAILABLE

3,550 SF

RATE

\$23.34/SF

NNN

\$11.29/SF

LEASE EXPIRATION

Sept. 30, 2028

TAMI LORD
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About the Property

- Versatile occupancy: retail, educational, nonprofit, office, event-driven
- Modern, updated interiors
- Prime location with ample parking
- Excellent accessibility in Parker trade area
- Proximity to neighborhoods and retail
- High-growth, affluent market
- No restaurants

Demographics

	3 Mile	5 Miles	10 Miles
Population	61,146	116,891	439,904
Daytime Population	50,819	97,399	427,752
Avg. Household Income	\$202,878	\$202,636	\$196,647
Estimated Households	21,296	41,661	158,223

Year: 2025 | Source: esri

Traffic Counts

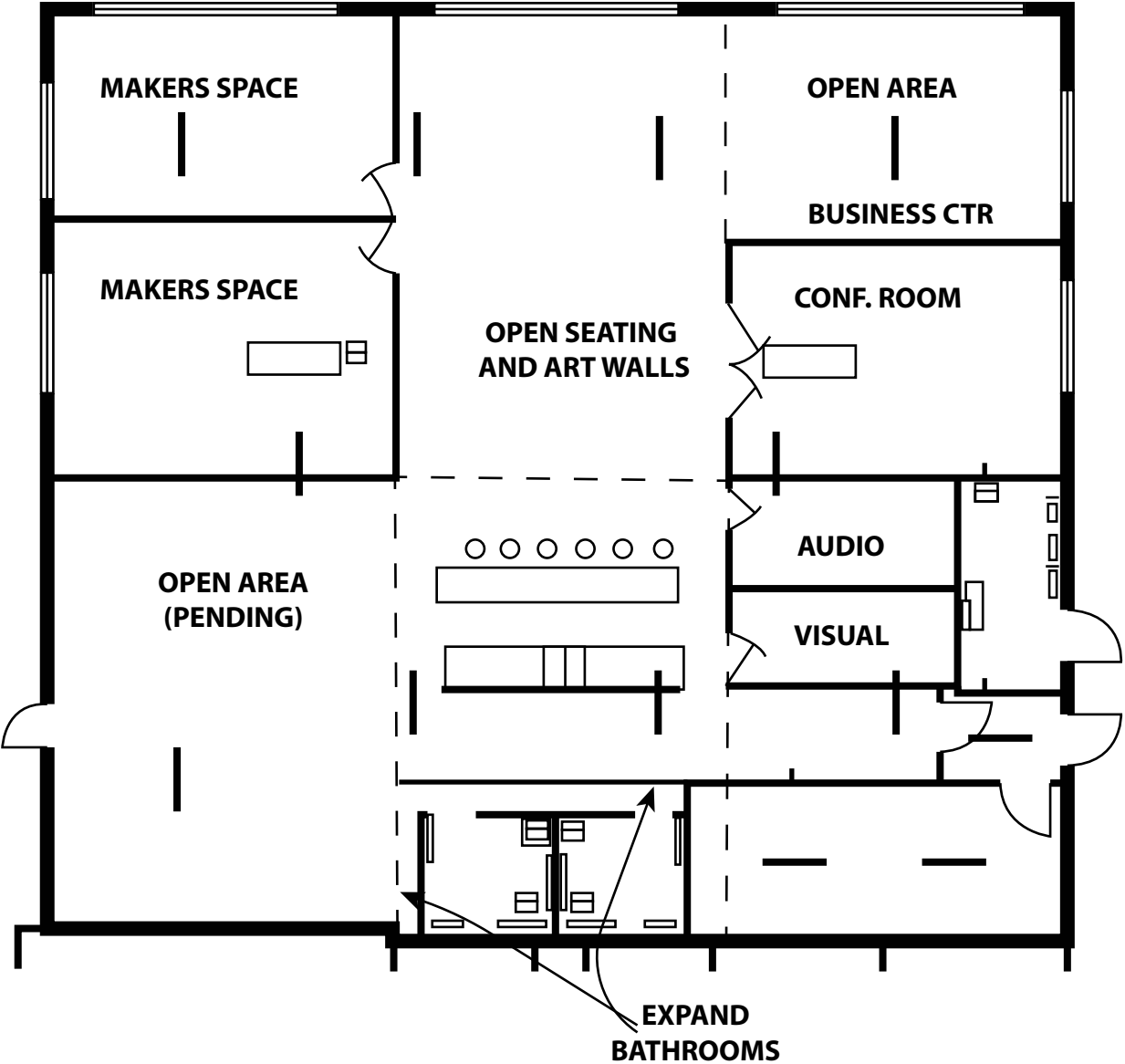
Hess Road	25,382 VPD
S Parker Road	44,727 VPD

Year: 2023 | Source: drcog





3,550 SF

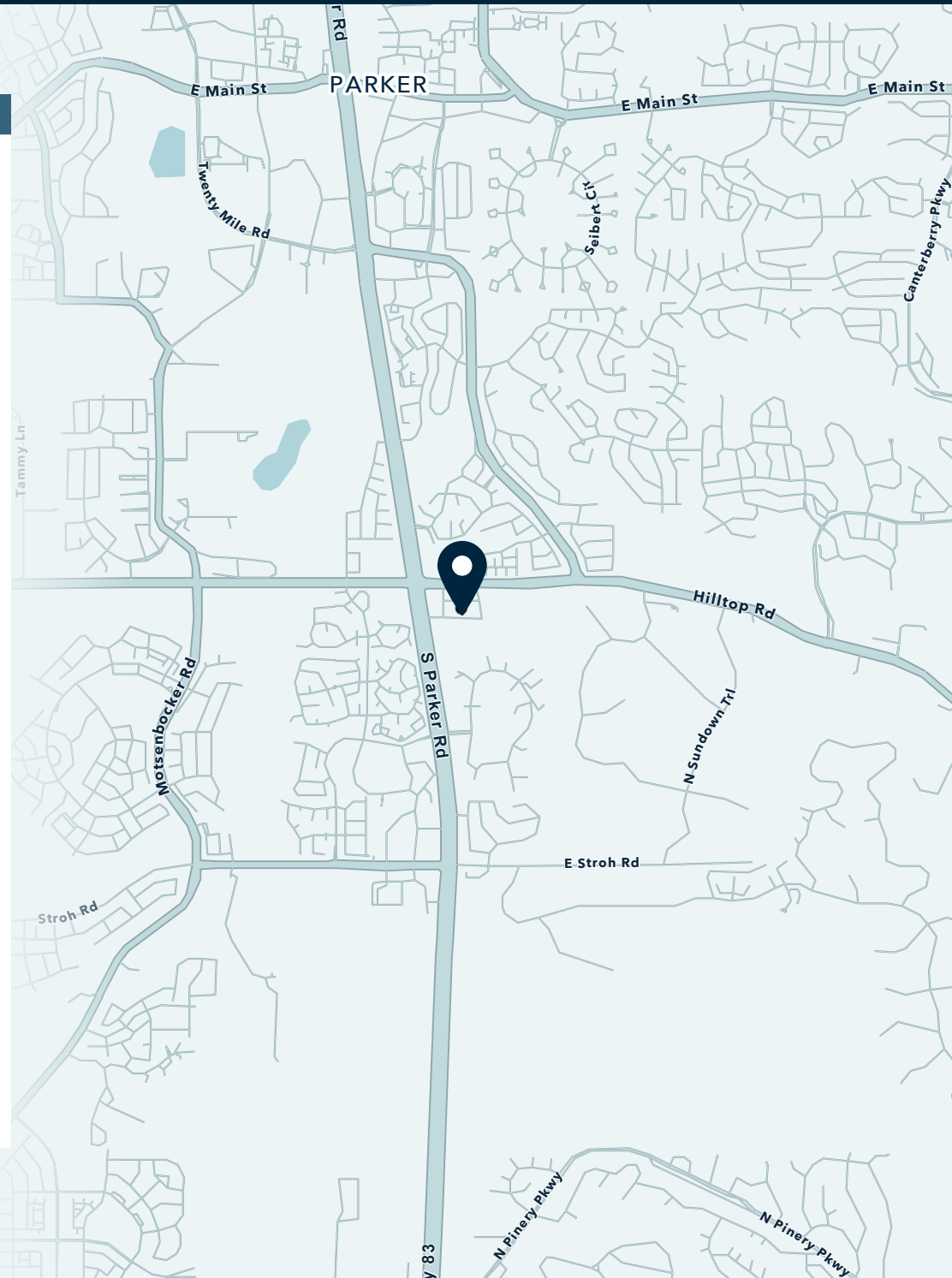






Area Snapshot

Population	3 MILES	5 MILES	10 MILES
2026 Estimated Population	61,146	116,891	439,904
2031 Projected Population	67,100	129,980	475,629
Proj. Annual Growth 2026 to 2031	1.88%	2.15%	1.57%
Daytime Population			
2026 Daytime Population	50,819	97,399	427,752
Workers	23,069	42,912	228,090
Residents	27,750	54,487	199,662
Income			
2026 Est. Average Household Income	\$202,878	\$202,636	\$196,647
2026 Est. Median Household Income	\$160,876	\$159,054	\$154,713
Households & Growth			
2026 Estimated Households	21,296	41,661	158,223
2031 Estimated Households	23,613	46,697	172,276
Proj. Annual Growth 2026 to 2031	2.09%	2.31%	1.72%
Race & Ethnicity			
2026 Est. White	78%	77%	72%
2026 Est. Black or African American	2%	2%	4%
2026 Est. Asian or Pacific Islander	6%	8%	9%
2026 Est. American Indian or Native Alaskan	1%	0%	1%
2026 Est. Other Races	13%	12%	14%
2026 Est. Hispanic (Any Race)	11%	10%	12%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





SRS REAL ESTATE PARTNERS

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