

Shops at Robinson Ranch

12311 Pine Bluffs Way | Parker, CO 80134



FOR LEASE

AVAILABLE

Unit 116; 1,200 - 2,532 SF

BASE RENT

\$24.00/SF

NNN

\$14.96/SF

YEAR BUILT

2008

ABOUT THE PROPERTY

- Last remaining unit! Endcap with three walls of glass and wraparound patio.
- Anchored by Big Toolbox
- Center has amazing traffic and helps serve goods and services to Elbert County and Castle Rock.
- The center has a history of wildly successful tenants, with Takoda Tavern and Veterinary Center constructing their own free-standing buildings nearby.
- The adjacent corner features Fuzzy Tacos, Starbucks, and the Kaiser Permanente campus.

TRAFFIC COUNTS

Parker Rd n/o Hess Rd	50,000 VPD
Parker Rd s/o Hess Rd	46,000 VPD
Hess Rd w/o Parker Rd	27,000 VPD
Hess Rd e/o Parker Rd	16,444 VPD

Year: 2024 | Source: Esri

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,390	57,021	110,002
Daytime Population	6,374	45,418	85,612
Avg. Household Income	\$169,143	\$167,251	\$169,642
Estimated Households	3,450	19,842	38,956

Year: 2024 | Source: Esri

CONTACT

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Patrick McGlinchey

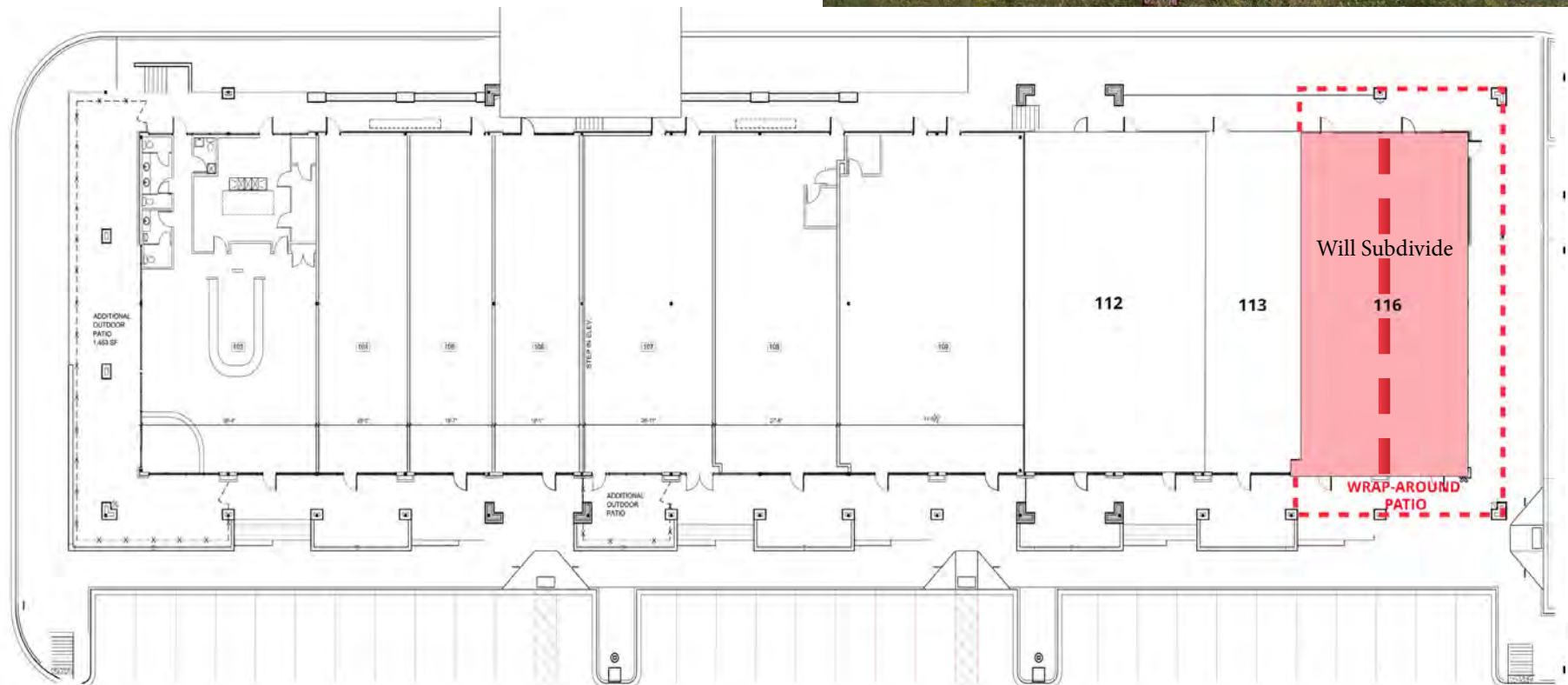
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Suite	Tenant	SF	SPACE CONDITION
103	Hurts Donut Company	2,657	
104	Comfort Nails	1,371	
105	Saheli Eyebrow Threading Beauty Salon	1,277	
106	Shear Bella Salon & Spa	1,317	
107	Artisan Pizza Co	1,989	
108	Ascent Eyes Optometry	1,877	
109	Santosha Yoga and Wellness	2,802	
112	Discover Strength	2,659	
113	Power Mixx Pilates	1,453	
116	AVAILABLE	1,200 - 2,532	Vet Center - Office Build Out



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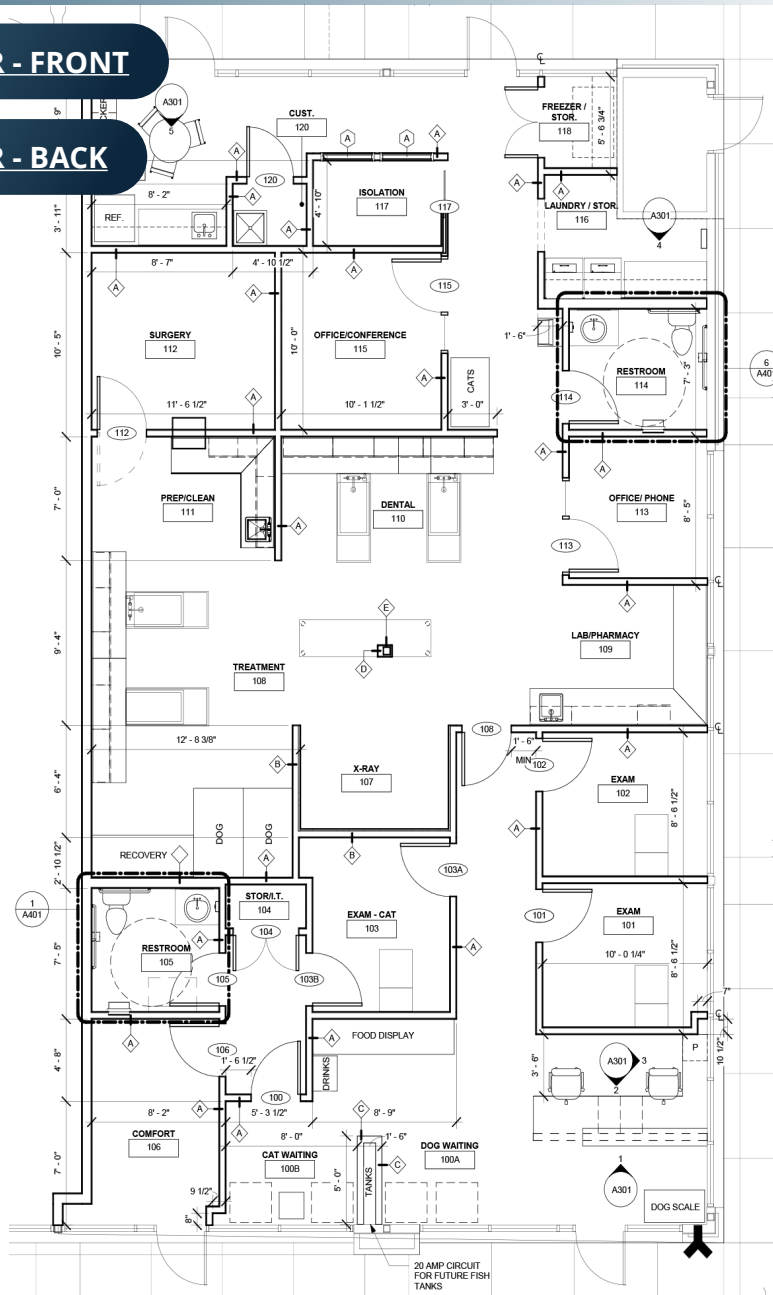
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SPACE 116 | 1,200 SF - 2,532 SF

[VIDEO TOUR - FRONT](#)

[VIDEO TOUR - BACK](#)



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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2023 Estimated Population	9,390	570,21	110,002
2028 Projected Population	10,091	60,242	119,301
Projected Annual Growth 2023 to 2028	1.45%	1.11%	1.64%

Daytime Population

	1 Mile	3 Miles	5 Miles
2023 Daytime Population	6,374	45,418	85,612
Workers	2,173	18,672	35,225
Residents	4,201	26,746	50,387

Income

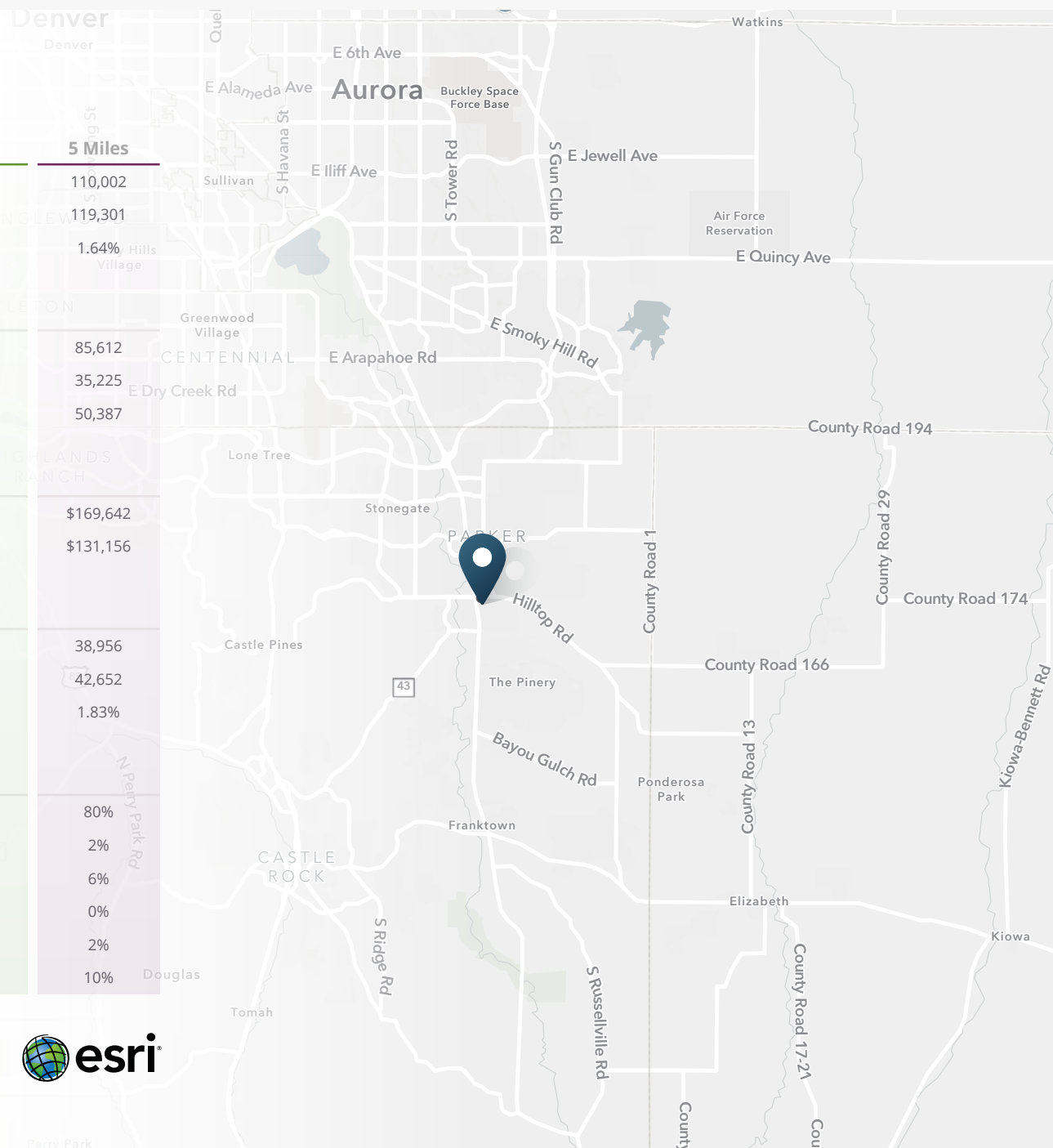
	1 Mile	3 Miles	5 Miles
2023 Est. Average Household Income	\$169,143	\$167,251	\$169,642
2023 Est. Median Household Income	\$134,031	\$132,596	\$131,156

Households & Growth

	1 Mile	3 Miles	5 Miles
2023 Estimated Households	3,450	19,842	38,956
2028 Projected Households	3,738	21,177	42,652
Projected Annual Growth 2023 to 2028	1.62%	1.31%	1.83%

Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2023 Est. White	81%	80%	80%
2023 Est. Black or African American	1%	2%	2%
2023 Est. Asian or Pacific Islander	4%	5%	6%
2023 Est. American Indian or Native Alaskan	1%	1%	0%
2023 Est. Other Races	2%	2%	2%
2023 Est. Hispanic	10%	10%	10%





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