

PRIME RESTAURANT / RETAIL FOR LEASE
ROBINSON RANCH MARKETPLACE
 12353 - 12357 PINE BLUFFS WAY, PARKER, CO 80134



DRIVE-THRU APPROVED!



PROPERTY FEATURES

- 12,000 SF of New Retail Space Available
- Building A Offers an Approved 1,400 SF Drive-thru Fast Food Restaurant
- Building B Accommodates a 2,500 SF Restaurant
- Excellent Visibility & Access at the SEC of Parker Road & Hess Road
- Strong Traffic Counts with New Traffic Pattern Through Chambers Road
- Excellent Connection to E-470 & I-25
- Located on Strong Retail Corner Including Brakes Plus, Advanced Auto Parts, 7-Eleven, Takoda Tavern, The Veterinary Center of Parker, Hurts Donuts, Big Tool Box and Many More in NEC & NWC Corners of the Intersection

PROPERTY DETAILS

AVAILABLE	Bldg. A: 5,500 SF <i>(Divisible)</i> Bldg. B: 6,500 SF <i>(Divisible)</i>
DIVISIBILITY	Bldg. A: 1,400 SF <i>(Minimum)</i> Bldg. B: 2,000 SF <i>(Minimum)</i>
LEASE RATE	\$36.00 - \$43.00 / SF NNN <i>(Base Rent)</i>
NNN / CAM RATE	\$14.00 - \$17.000 / SF <i>(Estimated)</i>
PARKING RATIO	Ample: 6/1,000 SF
ZONING	Commercial
CITY / COUNTY	Parker / Douglas

2023 DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	27,963	\$135,088	\$412,277
5 Mile	105,618	\$144,494	\$474,741
10 Mile	417,528	\$145,221	\$470,770

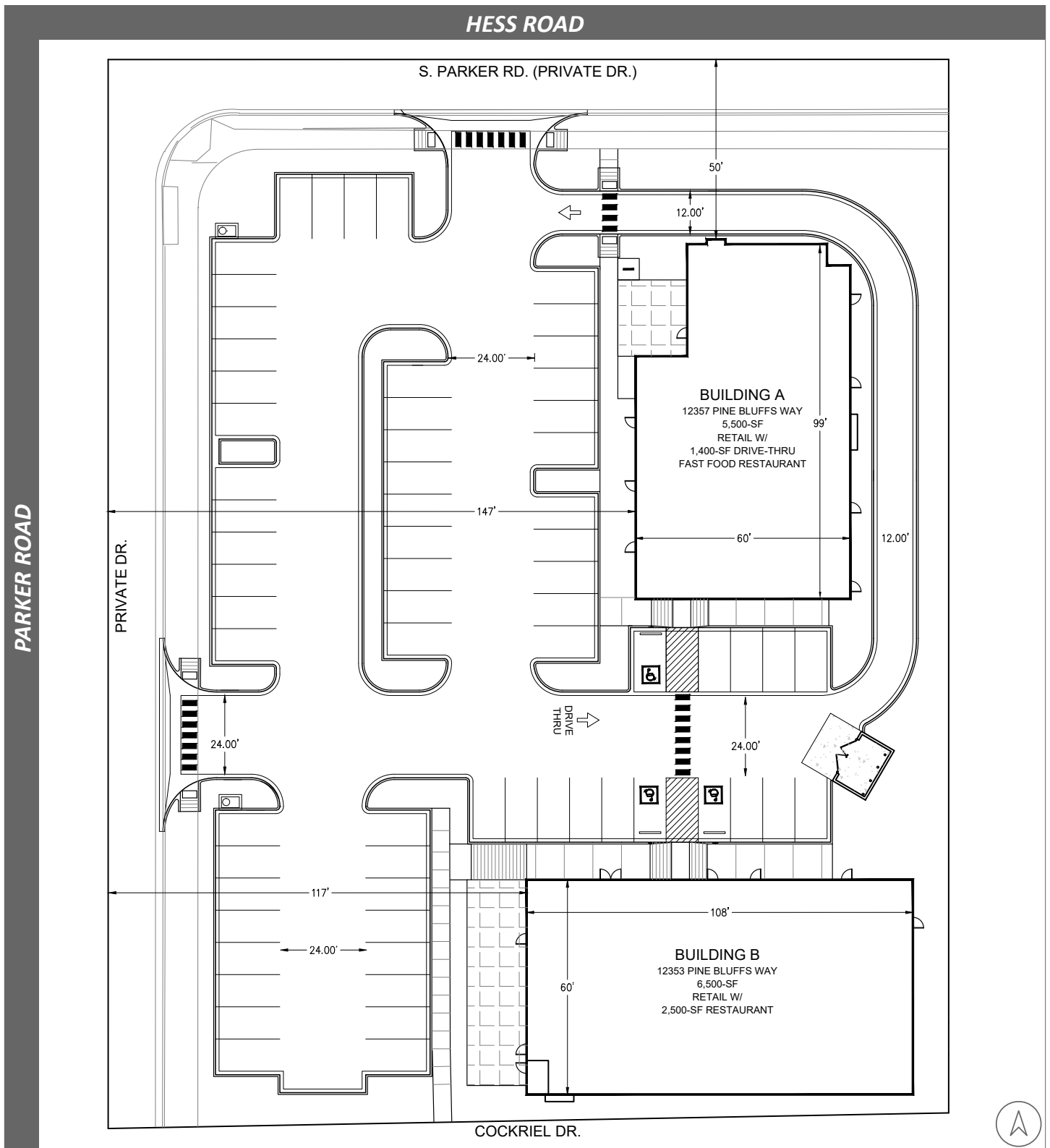
PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering **±107,434 Residents**.
- 80134 is the **2nd Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

Vehicles Per Day (VPD)
Approx. 10,000 VPD on Hilltop Rd. at Hess Rd.
Approx. 15,000 VPD on Hess Rd.
Approx. 39,000 VPD along Parker Rd. at Hess Rd.

SITE PLAN



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