

# Shops at Robinson Ranch

12311 Pine Bluffs Way | Parker, CO 80134



## AVAILABLE

Unit 112 - 1,200 - 2,659 SF

Unit 116 - 2,532 SF

## BASE RENT

\$24.00/SF

## NNN

\$15.20/SF

## YEAR BUILT

2008

## ABOUT THE PROPERTY

- 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: 2023 | 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: 2023 | Source: Esri

## CONTACT

### Justin Gregory

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### Patrick McGlinchey

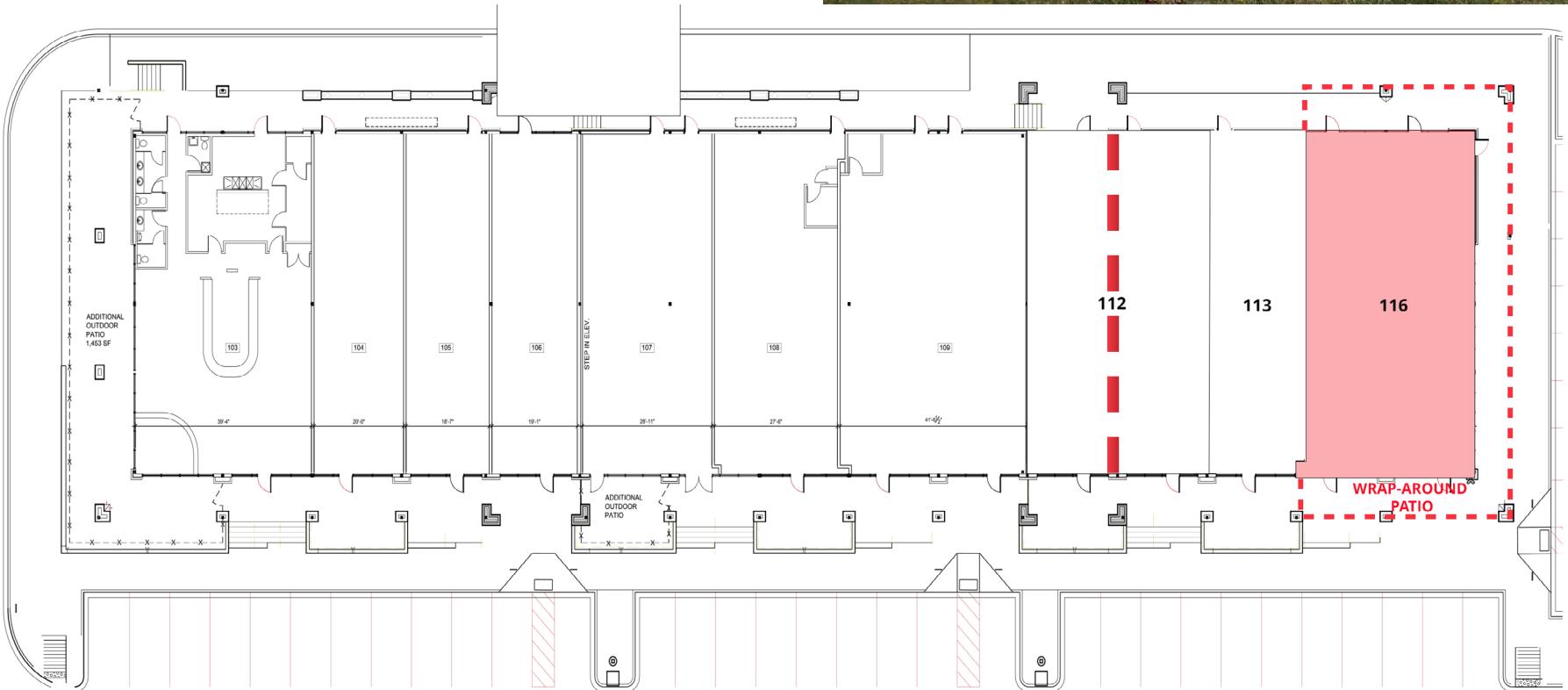
210.303.3149 | [patrick.mcglinchey@srsre.com](mailto:patrick.mcglinchey@srsre.com)

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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	
<b>112</b>	<b>AVAILABLE 08/01/24</b>	<b>1,200-2,659</b>	<b>Physical Therapy - Open Layout</b>
113	Power Mixx Pilates	1,453	
<b>116</b>	<b>AVAILABLE</b>	<b>2,532</b>	<b>Vet Center - Office Build Out</b>

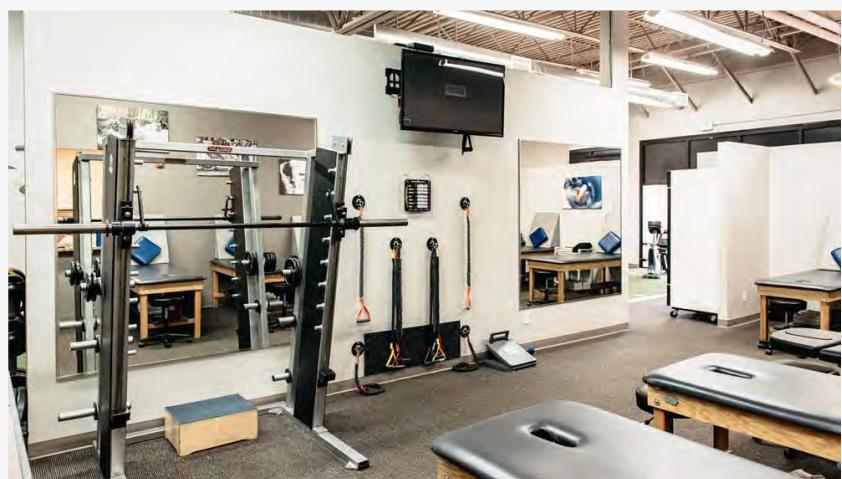
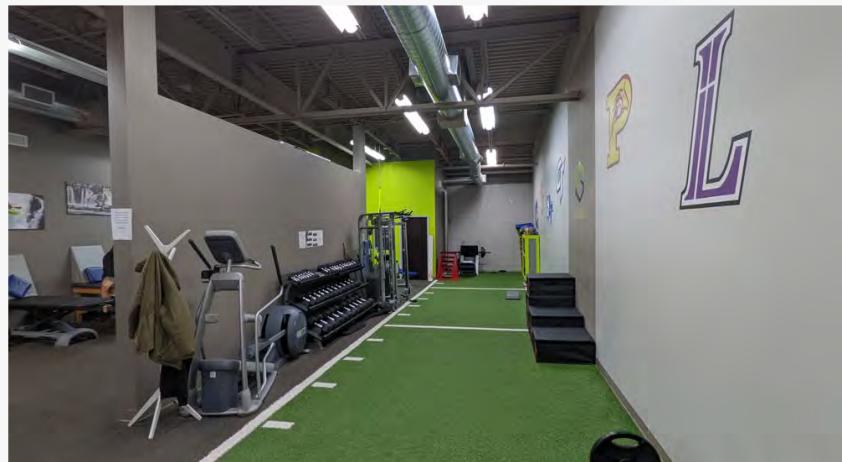
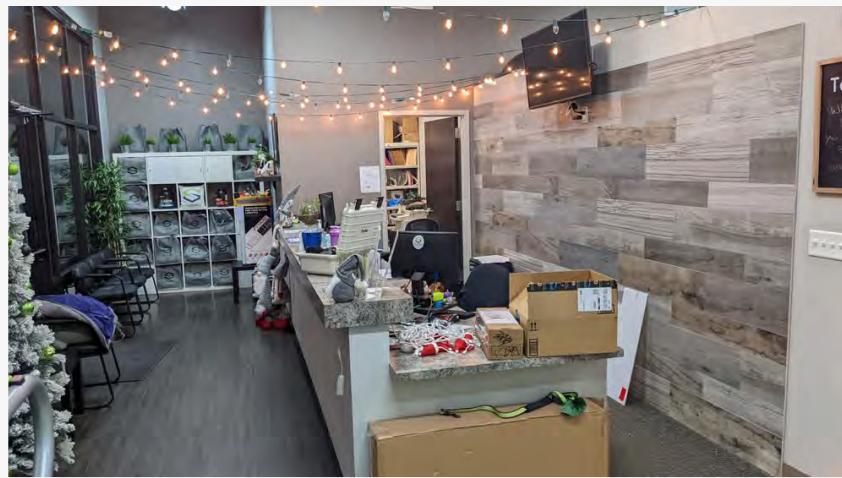


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**SPACE 112 | 1,200 - 2,659 SF**



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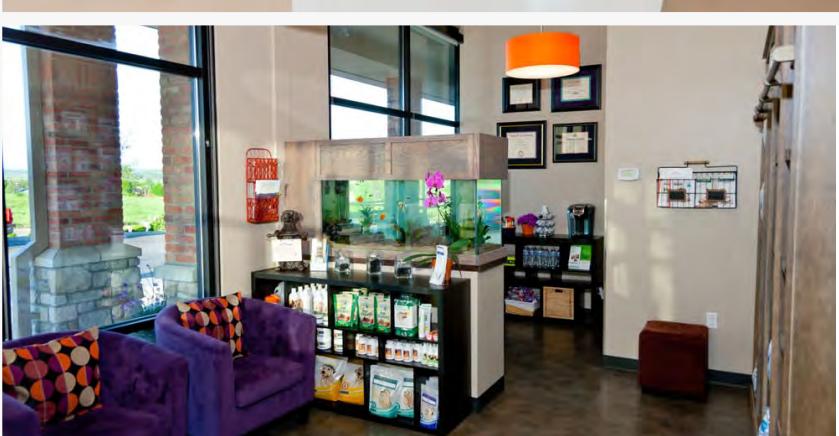
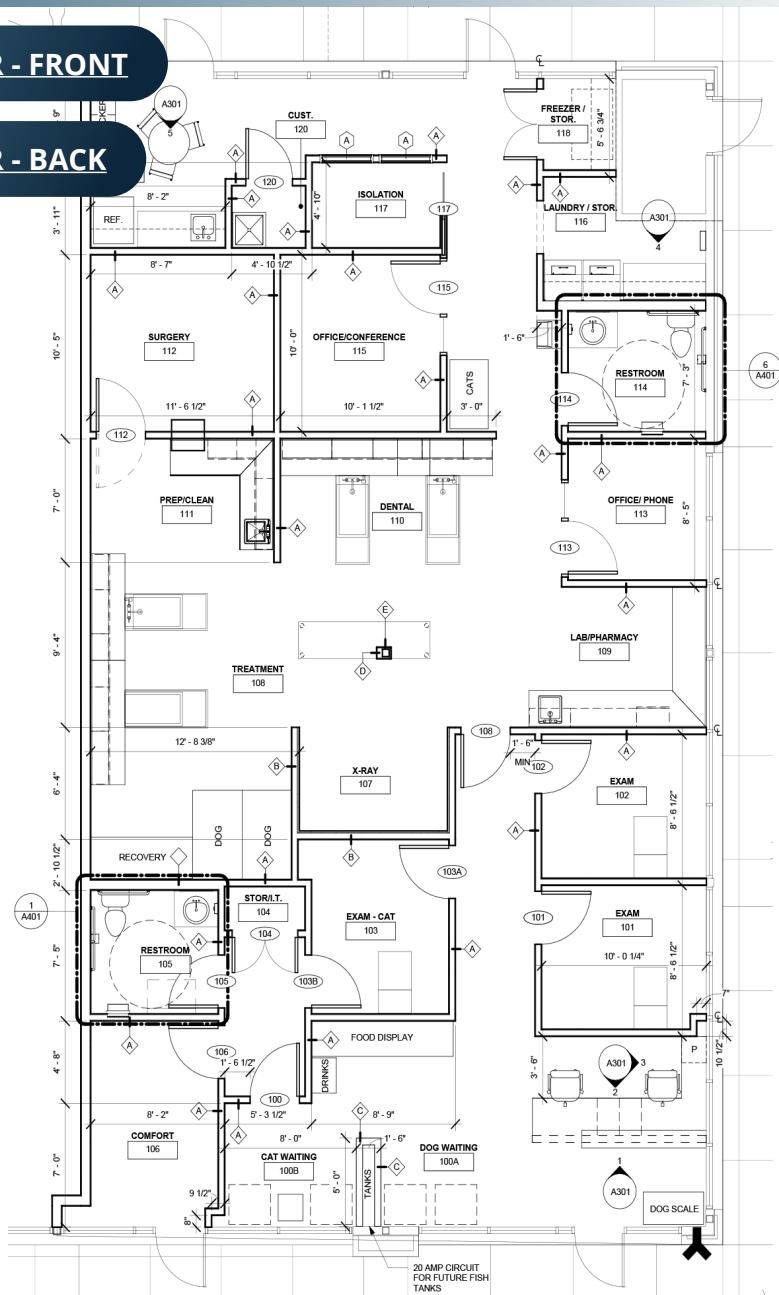
**SPACE 116 | 2,532 SF**



**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			
2023 Daytime Population	6,374	45,418	85,612
Workers	2,173	18,672	35,225
Residents	4,201	26,746	50,387
Income			
2023 Est. Average Household Income	\$169,143	\$167,251	\$169,642
2023 Est. Median Household Income	\$134,031	\$132,596	\$131,156
Households & Growth			
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			
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%



SOURCE





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