

**RETAIL
FOR LEASE
1,306 - 2,800 SF**

**SHOPS AT ROBINSON RANCH
12311 PINE BLUFFS WAY
PARKER, CO 80134**



1060 BANNOCK ST., SUITE 300
DENVER, COLORADO 80204
PHONE 303.592.7300
FAX 303.592.7305
WWW.AXIORE.COM



**REDUCED RATES
\$16.00/SF NNN**

**GREAT NEIGHBORHOOD SHOPPING CENTER IN PARKER
LOCATED AT LIGHTED INTERSECTION RIGHT AT THE ENTRANCE TO A
RAPIDLY GROWING HIGH-INCOME RESIDENTIAL COMMUNITY**

NEAR MULTIPLE MAJOR RETAIL CENTERS, IT IS JUST SOUTH OF PARKER PAVILIONS
AND NORTH OF STROH RANCH CENTER

CURRENT TENANTS

**TAKODA TAVERN, ARTISAN PIZZA CO., A HAIR SALON, A NAIL SALON,
POWER MIXX FITNESS, PARKER REHABILITATION PARTNERS, AN
OPTOMETRIST & A VETERINARIAN**

TRAFFIC COUNT

38,000 VPD ON S. PARKER RD. & HESS RD.

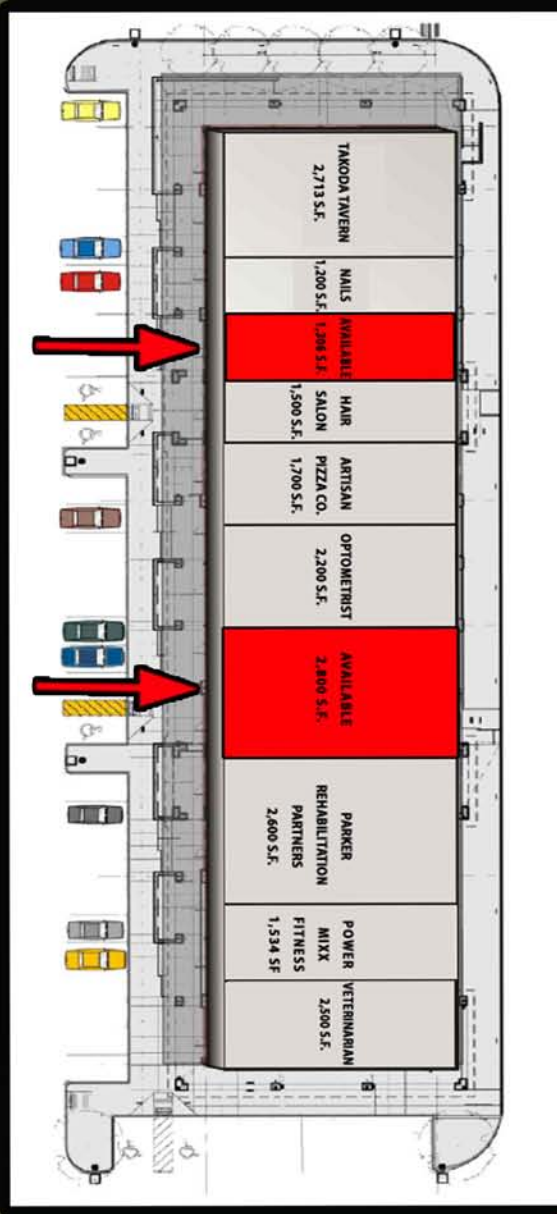
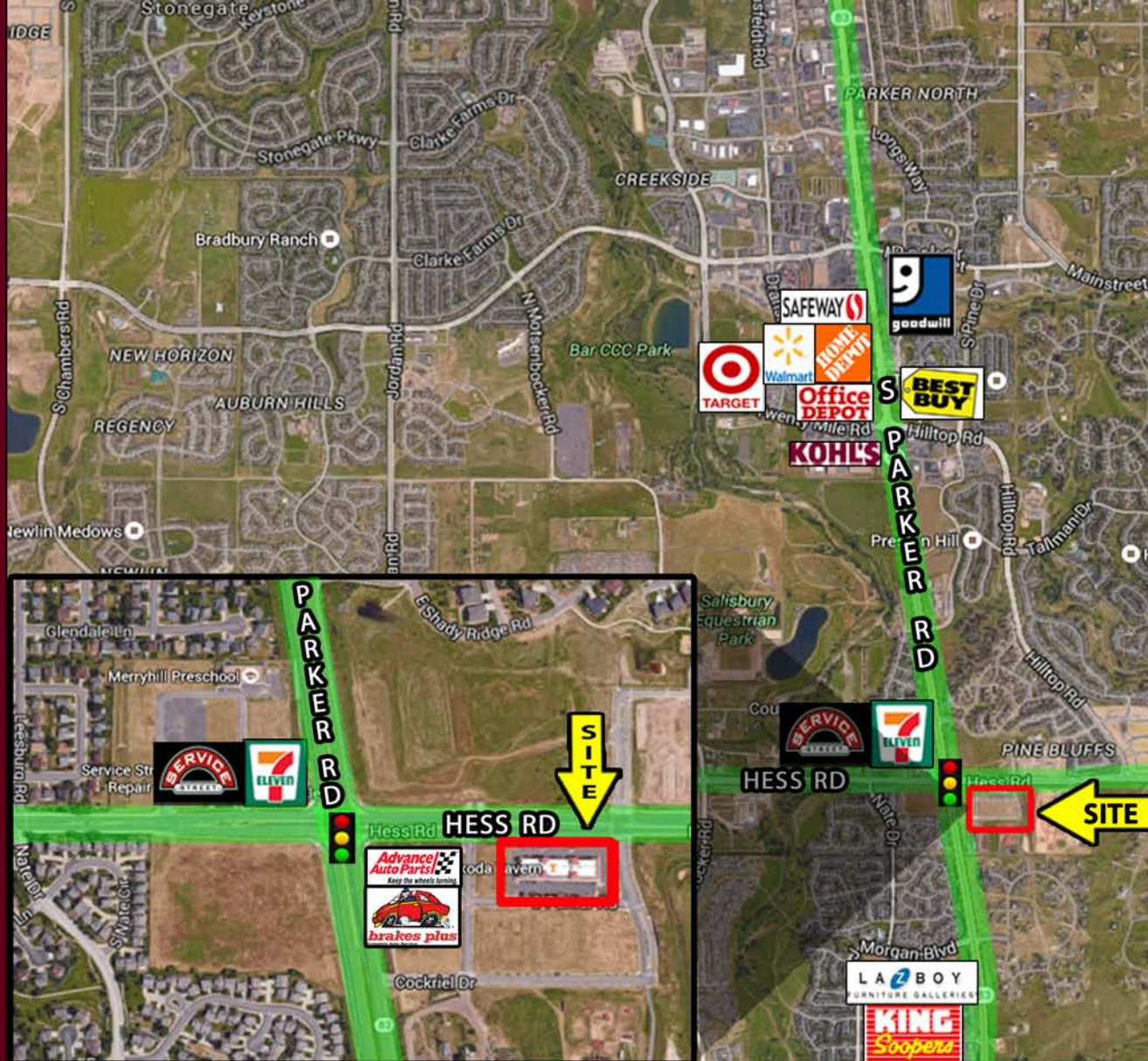
DEMOGRAPHICS

	<u>2016</u>	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
EST. POPULATION:	8,084	47,657	84,642	
# OF HOUSEHOLDS:	2,882	16,072	29,388	
AVG. HH INCOME:	\$102,892	\$118,705	\$127,354	

AXIO COMMERCIAL REAL ESTATE REPRESENTS THAT IT HAS NOT MADE A PHYSICAL INSPECTION OF THE PROPERTY AND HAS NO ACTUAL KNOWLEDGE OF ANY DEFECTS IN THE PROPERTY EXCEPT AS IDENTIFIED IN WRITING TO THE BUYER. THE BUYER HAS BEEN ADVISED BY BROKER TO MAKE AN INVESTIGATION OF THE PROPERTY AT ITS OWN EXPENSE, WHICH INVESTIGATION SHOULD INCLUDE WITHOUT LIMITATION THE AVAILABILITY OF ACCESS, UTILITY SERVICES, ZONING, ENVIRONMENTAL RISKS, SOIL CONDITIONS, STRUCTURAL INTEGRITY AND MECHANICAL SYSTEMS.

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