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# Prime Parker Retail for Lease

12365 Pine Bluffs Way | Parker, CO 80134

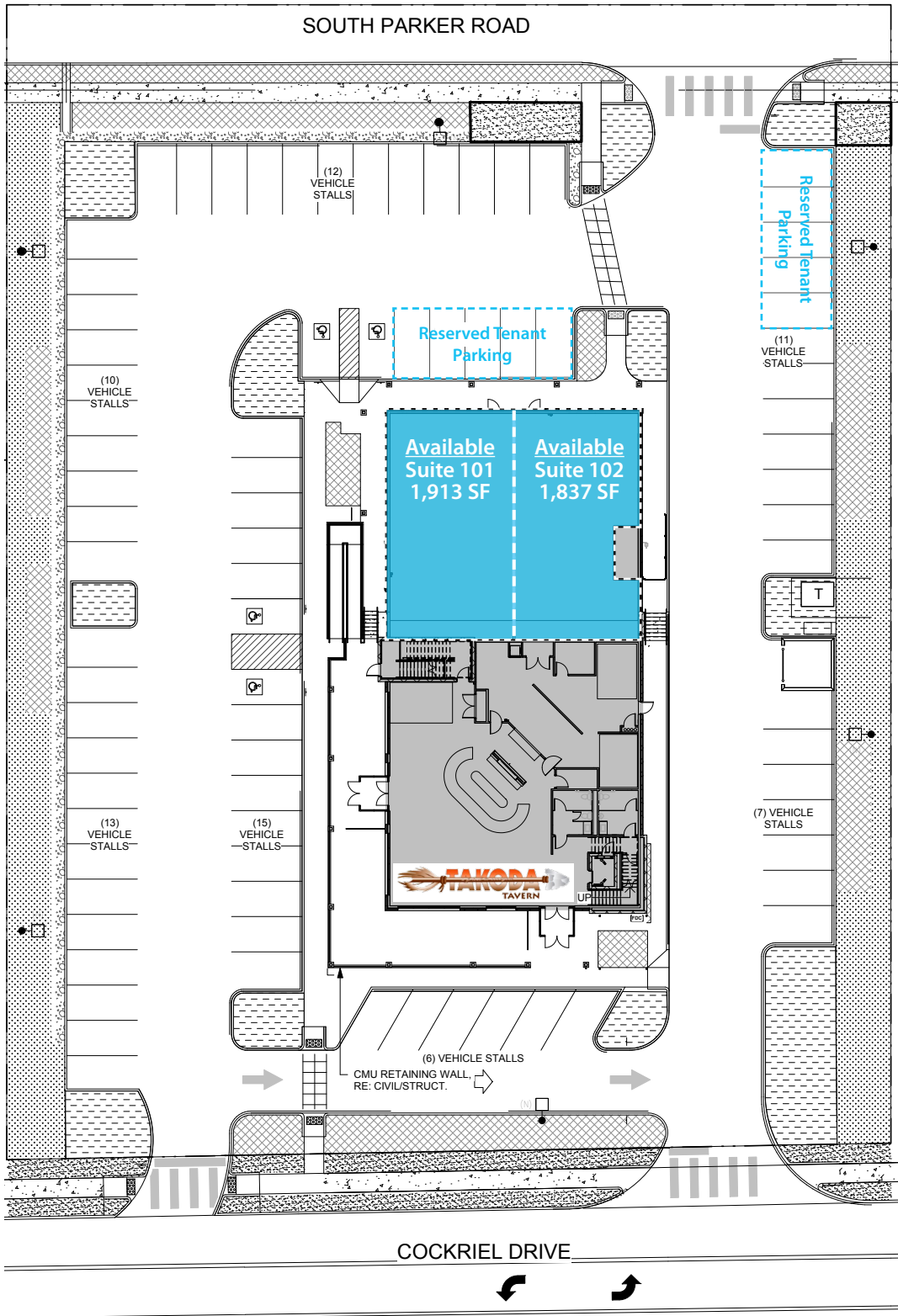
## Property Overview:

<b>County:</b>	Douglas
<b>Building Size:</b>	11,489 SF
<b>Available Space:</b>	3,750 SF
<b>Minimum Divisible:</b>	1,837 SF
<b>Year Built:</b>	2018
<b>Zoning:</b>	Commercial
<b>Lease Rate:</b>	\$22.00/SF NNN
<b>NNN Rate:</b>	±\$11.29/SF

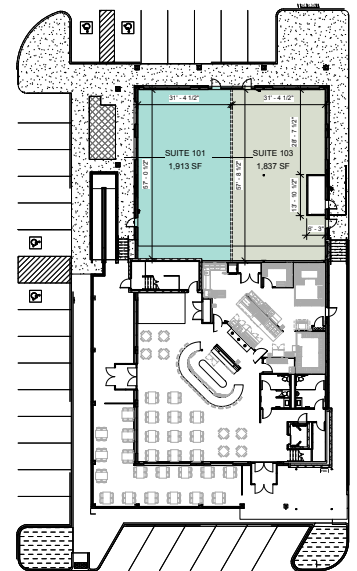
- Next to the popular Takoda Tavern with 10,000+ customers per month
- Reserved parking
- Tenant improvement allowance for highly qualified tenants
- Delivered in warm gray shell
- Building signage available
- NNN Breakdown:  
Property Taxes: \$7.17/SF  
Est. Insurance: \$1.00/SF  
Est. CAM: \$2.58/SF

**Ian Elfner**  
Vice President  
414.559.6000  
ian@impactcommercial.co

**Sarah Sparks**  
Broker Associate  
720.278.0542  
sarah@impactcommercial.co



[Click Here to View the Dimensional Floor Plan](#)



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# IMPACT COMMERCIAL REAL ESTATE



## DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2027 Projection	10,208	66,725	122,165
2022 Estimate	8,782	57,619	105,024
Household Income	1 mile	3 miles	5 miles
2022 Average	\$146,467	\$141,553	\$144,754
2022 Median	\$126,965	\$121,751	\$121,007

Source: CoStar

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**Impact Commercial Real Estate**  
9233 Park Meadows Drive  
Lone Tree, CO 80124  
720.608.4201  
www.impactcommercial.co