

Prime Retail For Lease - Westminster Gateway

10398 Reed Street, Westminster, Colorado 80021



DEMOGRAPHICS



POPULATION

| | |
|---------|---------|
| 1 Mile: | 8,612 |
| 3 Mile: | 105,456 |
| 5 Mile: | 279,639 |



EMPLOYEES

| | |
|---------|---------|
| 1 Mile: | 6,689 |
| 3 Mile: | 49,690 |
| 5 Mile: | 107,460 |



AVG. HH INCOME

| | |
|---------|-----------|
| 1 Mile: | \$105,882 |
| 3 Mile: | \$133,285 |
| 5 Mile: | \$134,134 |



HOUSEHOLDS

| | |
|---------|---------|
| 1 Mile: | 3,673 |
| 3 Mile: | 44,305 |
| 5 Mile: | 112,631 |



TRAFFIC COUNTS

| | |
|------------------------------|------------|
| Hwy 36 at Church Ranch: | 88,818 vpd |
| Church Ranch east of Hwy 36: | 35,834 vpd |

OVERVIEW:

- End cap opportunity
- 1,306 SF - 3,500 SF available
- Call Agent for pricing and terms

HIGHLIGHTS:

- Strong retail corridor
- High traffic intersection
- Pylon sign located on Church Ranch Blvd.
- Excellent building signage
- Ample parking
- Close proximity to Highway 36

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Rocky Mountain
Metropolitan Airport

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SHERIDAN BLVD

W 112TH AVE



W 104TH AVE



W 100TH AVE



FEDERAL BLVD

W 92ND AVE

Standley Lake

WADSWORTH PKWY



W 88TH AVE

