

AVAILABLE FOR LEASE

FAST FOOD RESTAURANT

280 W 136th Avenue, Westminster, Colorado



OPERATING TENANT - DO NOT DISTURB



DEMOGRAPHICS



POPULATION

1 Mile:	8,762
2 Mile:	36,461
3 Mile:	92,893



EMPLOYEES

1 Mile:	1,217
2 Mile:	14,341
3 Mile:	23,882



AVG. HH INCOME

1 Mile:	\$153,373
2 Mile:	\$142,113
3 Mile:	\$141,918



HOUSEHOLDS

1 Mile:	3,157
2 Mile:	14,437
3 Mile:	36,266



TRAFFIC COUNTS

136th west of I-25:	27,963 vpd
I-25 north of 136th:	125,186 vpd

CONTACT

Scott Steputis

720 287 6868
step@creginc.com

Rhonda Coy

720 287 6866
rcoy@creginc.com

Isabella Busnardo

720 598 6045
isabellab@creginc.com

PROPERTY OVERVIEW

- Drive thru restaurant available for lease
- **Building Size:** 3,037 SF
- **Land Size:** 0.844 AC
- Walmart anchored shopping center
- Restaurant infrastructure in place
- Located right off of I-25

AVAILABLE FOR LEASE FAST FOOD RESTAURANT

280 W 136th Avenue, Westminster, Colorado



CONTACT

Scott Steputis
720 287 6868
step@creginc.com

Rhonda Coy
720 287 6866
rcoy@creginc.com

Isabella Busnardo
720 598 6045
isabellab@creginc.com

