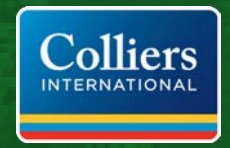


NWC 104th Avenue & Federal Boulevard
Westminister, CO 80031

Valle Vista

Shopping Center



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Leasing Information

Availability: 1,235 SF - 2,210 SF
 Lease Rate: Contact Broker
 NNN: Contact Broker
 Pad Site: .825 Acres
 Pricing: Contact broker for pricing

Demographics

POPULATION

1 MILE	3 MILES	5 MILES
17,082	141,183	373,287

DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
13,563	127,615	322,895

AVERAGE HH INCOME

1 MILE	3 MILES	5 MILES
\$106,710	\$88,795	\$90,562

Source: ESRI, 2020 Estimates

Traffic Counts

W. 104th Ave. West of Federal Blvd.:	27,205 VPD
W. 104th Ave. East of Federal Blvd.:	31,631 VPD
Federal Blvd. North of W. 104th Ave.:	27,051 VPD
Federal Blvd. South of W. 104th Ave.:	28,668 VPD

Source: MPSI, 2020 Estimates



Highlights

- › Excellent access and visibility
- › More than 1,150 residential units (single-family and apartment units) under construction or proposed within two miles of the shopping center
- › High quality building construction
- › Located at a busy intersection with more than 50,000 vehicles passing the site per day
- › Synergetic retail with surrounding businesses such as King Soopers, Walgreens, Safeway, Chick-Fil-A and Auto Nation Honda

Site Plan



Building 1

1	Edward Jones
2	Ideal Image

Building 2

3	Chubby's
3A	AVAILABLE 1,235 SF

Building 3

4	Bright Now Dental
5	Bahama Buck's
5A	Rebound Chiropractic

Building 4

6	Navah Coffee House
7	AVAILABLE 2,210 SF
8	Prestige Nails & Spa
9	AVAILABLE 1,635 SF
10	The Lost Cajun

