



OFFERING SUMMARY

Available SF:	1,000 SF
Lease Rate:	\$18.00 SF/yr (NNN)
NNN's:	\$12.86 SF
Building Size:	4,850 SF
Traffic Counts:	Sheridan: 38,267 VPD 72nd: 19,937 VPD
City:	Westminster
County:	Jefferson
Power:	3P 120V 225A (tbv)

PROPERTY HIGHLIGHTS

- Join Starbucks, T-Mobile, Little Caesar's, Supercuts, 7Eleven, Liquors, and Quiznos.
- Excellent visibility from Sheridan Blvd.
- High traffic counts, adjacent to Super Walmart
- Great visibility from signalized intersection
- Open floor plan with a single ADA restroom and small private office



CONTACT:

BRAD GILPIN

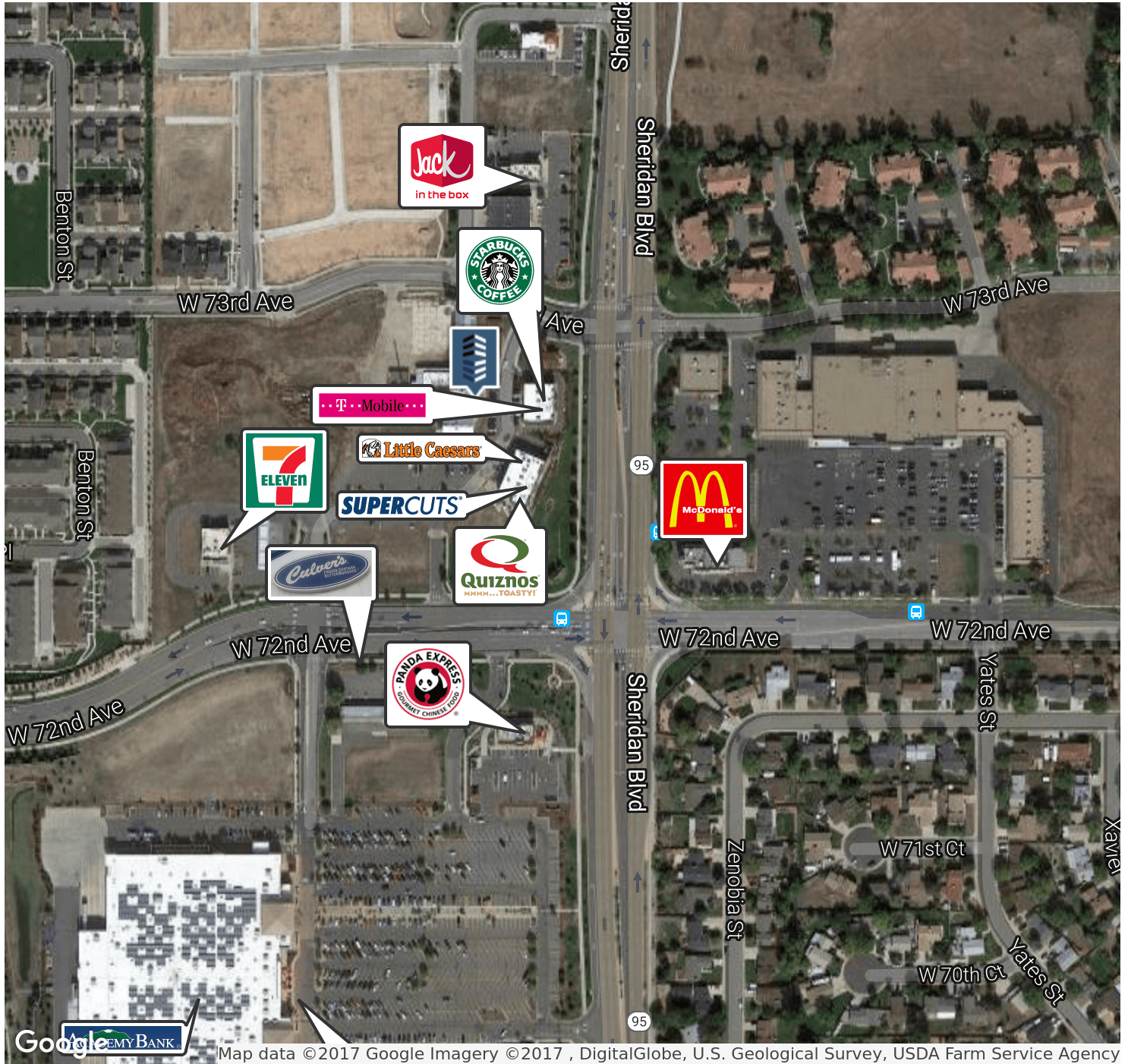
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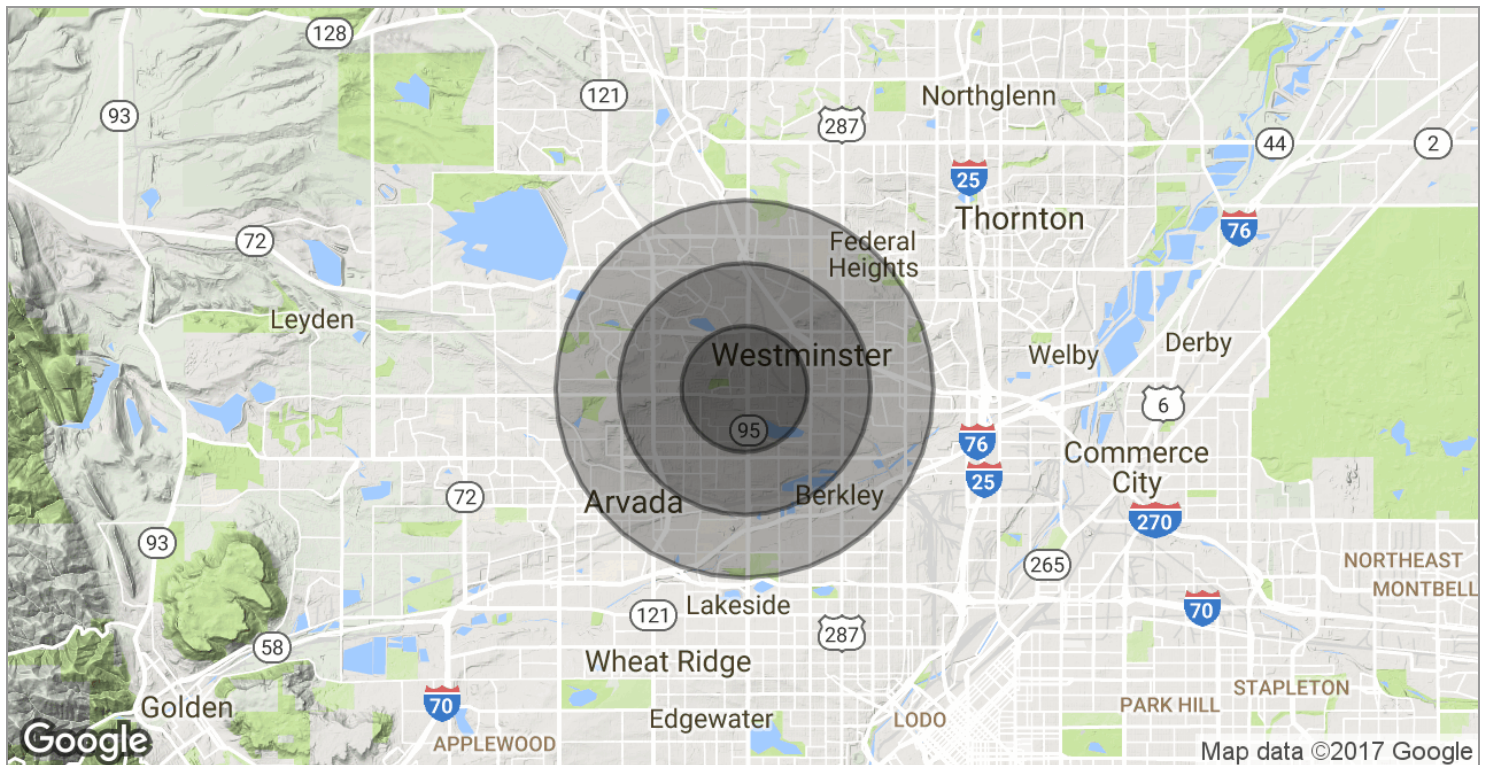




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	1 MILE	2 MILES	3 MILES
Total households	6,347	23,079	48,579
Total persons per hh	2.7	2.7	2.6
Average hh income	\$58,532	\$59,360	\$57,963
Average house value	\$213,038	\$212,226	\$214,802

	1 MILE	2 MILES	3 MILES
Total population	16,823	61,859	127,325
Median age	35.2	34.8	35.1
Median age (male)	33.6	33.7	33.8
Median age (female)	37.0	36.1	36.1



* Demographic data derived from 2010 US Census