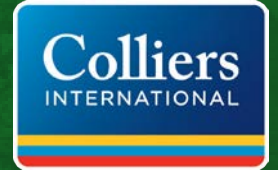




NWC 104th Avenue & Federal Boulevard
Westminister, CO 80031

Valle Vista

Shopping Center



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Leasing Information

Availability: 1,235 SF - 2,045 SF
 Lease Rate: Contact Broker
 NNN: Contact Broker

Pad Site: .825 Acres
 Pricing: Contact broker for pricing

Demographics

AVERAGE HH INCOME

1 MILE	3 MILES	5 MILES
\$99,858	\$81,974	\$81,288

POPULATION

1 MILE	3 MILES	5 MILES
18,914	142,784	391,077

Source: ESRI, 2017 Estimates

Traffic Counts

W. 104th Ave. West of Federal Blvd.:	28,494 VPD
W. 104th Ave. East of Federal Blvd.:	35,102 VPD
Federal Blvd. North of W. 104th Ave.:	25,000 VPD
Federal Blvd. South of W. 104th Ave.:	29,000 VPD

Source: MPSI, 2016 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 40,000 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	AVAILABLE 2,045 SF
5A	Rebound Chiropractic

Building 4

6	Navah Coffee House
7	At the Beach
8	Prestige Nails & Spa
9	AVAILABLE 1,309 SF
10	The Lost Cajun

