

Retail Space for Lease

**Pad Available for Sale,
Ground Lease or Build-to-suit**

Northglenn Square

NWC 106TH AVENUE & MELODY DRIVE

10601-10697 Melody Drive
Northglenn, Colorado 80234

**PERFECT
FOR:**

**New, Used Electronics / Appliances / Furniture • Dance / Fitness
Studio • QSR: Pizza / Sandwich / Wings / Coffee / Ice Cream**

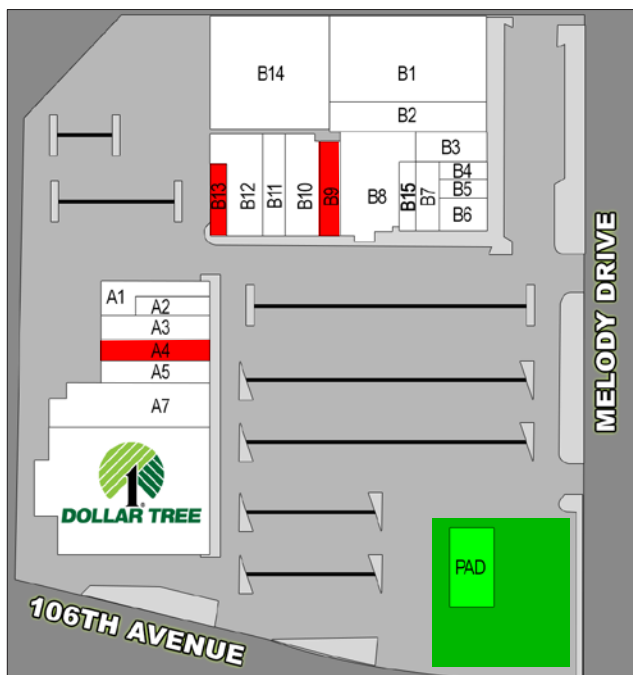
JOIN DOLLAR TREE, KID to KID, & PEARLE VISION



AGGRESSIVE LEASE RATES FROM: 12.00/SF/YR (As-Is)

NNN: \$4.53/SF

PAD OPPORTUNITY: \$395,000 (20,893 SF)



Retail/Office Storefront Space

Suite A1	Melody Day Spa
Suite A2-3	Big D's Liquor
Suite A4	2000 SF - Available
Suite A5	Jerezano Restaurant
Suite A6	Dollar Tree
Suite A7	Kid to Kid
Suite B1	Old Wagon Antique
Suite B2	2nd Time Sports
Suite B3-4	Chiropractic Center
Suite B5	Melody Barbers
Suite B6-7	Pearle Vision
Suite B8	Saigon Basil Restaurant
Suite B9	1,350 SF - Available
Suite B10-12	Bingo Oasis
Suite B13	960 SF - Fmr Bike Shop
Suite B14	Child Development Center
Suite B15	Your Art Department

CLICK LINK:

**City Implements
Sign Program!**



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since 1904

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106th Avenue & Melody Drive



Demographics (Source: Allocate Data 2016)

	1 mile	3 miles	5 miles
Population	14,015	151,376	342,321
Average HH Income	\$70,128	\$69,905	\$75,731
Households	5,245	55,630	123,109
Employees	7,318	46,069	109,295
Businesses	743	4,680	10,552

Traffic Counts (CDOT 2016, *DRCOG 2016)

On I-25 north of 104th Ave	150,000 cars/day
On 104th Ave west of I-25	46,928 cars/day*

AERIAL FLOWN BY AUGUST 2009

PROPOSED LOCATIONS FOR INGRESS, EGRESS, SITE LAYOUT, BUILDING PADS, BUILDING FOOTPRINTS, ANCHOR TENANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR PROPOSED TENANT MIX ARE PRELIMINARY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF EXISTING TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION. R:\AERIALS\DUNTON\NORTHGLENN_CLOSE_09.PSD

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