

RETAIL

FOR LEASE

1,467 SF

WESTMINSTER CROSSINGS
NWC OF I-25 & 136TH AVENUE, WESTMINSTER, CO



1060 BANNOCK ST. SUITE 300
DENVER, CO 80204
T: 303.592.7300
F: 303.592.7305
WWW.AXIORE.COM

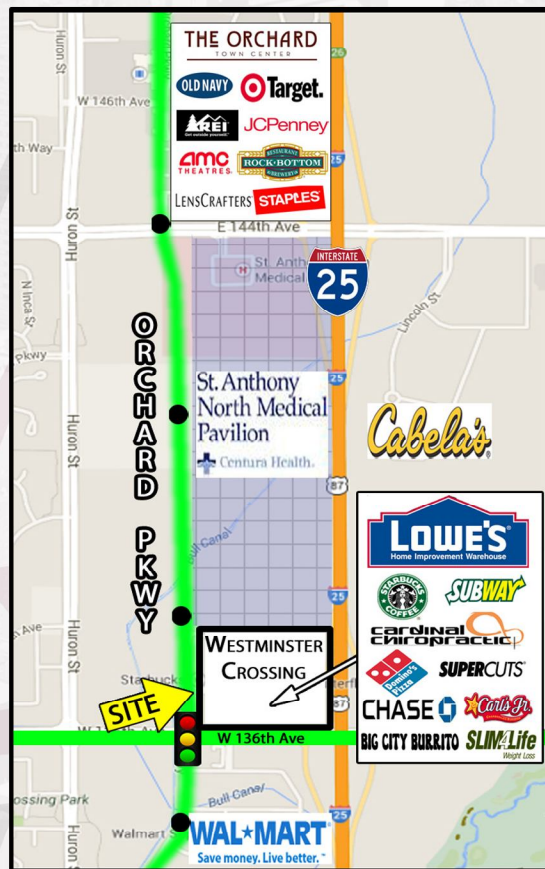
ANCHORED BY
**LOWE'S HOME
IMPROVEMENT CENTER**

RETAIL SHOPS INCLUDE STARBUCKS,
DOMINOS, CHASE BANK, CARL'S JR. AND
SUBWAY.

28,765 SF OF RETAIL SPACE, WITH
1,467 SF FOR LEASE.

SITE IS LOCATED ADJACENT TO I-25 &
136TH AVENUE INTERCHANGE.

ORCHARD PKWY EXTENSION CONNECTS
WALMART, WESTMINSTER CROSSING,
ST. ANTHONY HOSPITAL AND
ORCHARD TOWN CENTER.



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION	6,728	81,862	224,965
# OF HOUSEHOLDS	2,349	31,238	85,499
AVG. HH INCOME	\$109,540	\$94,954	\$94,346

TRAFFIC COUNTS

NORTH ON I-25	88,000 ADT
WEST ON 136TH AVE	22,646 ADT

AXIO COMMERCIAL REAL ESTATE REPRESENTS THAT IT HAS NOT MADE A PHYSICAL INSPECTION OF THE PROPERTY AND HAS NO ACTUAL KNOWLEDGE OF ANY DEFECTS IN THE PROPERTY EXCEPT AS IDENTIFIED IN WRITING TO THE BUYER. THE BUYER HAS BEEN ADVISED BY BROKER TO MAKE AN INVESTIGATION OF THE PROPERTY AT ITS OWN EXPENSE, WHICH INVESTIGATION SHOULD INCLUDE WITHOUT LIMITATION THE AVAILABILITY OF ACCESS, UTILITY SERVICES, ZONING, ENVIRONMENTAL RISKS, SOIL CONDITIONS, STRUCTURAL INTEGRITY AND MECHANICAL SYSTEMS.

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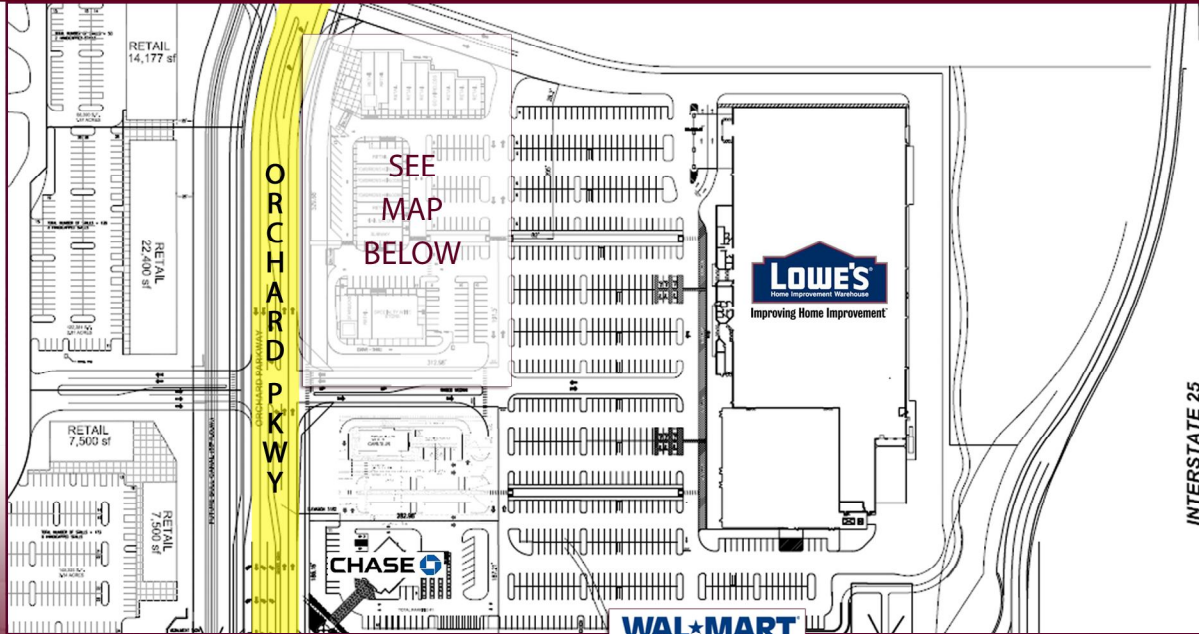
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Westminster Crossing

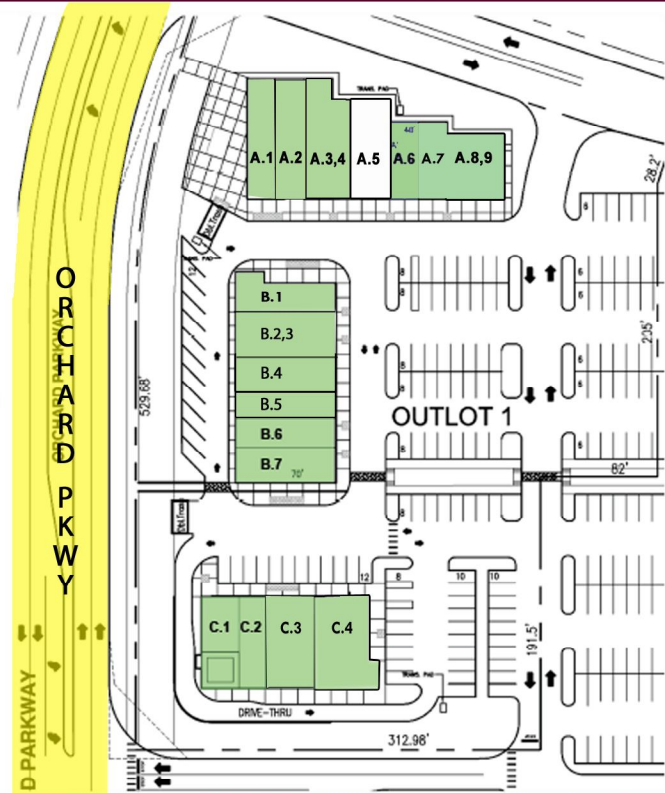
Updated APRIL 26, 2016

Lessee	Building	Space Size	Area	Rent Commences/ Close of Escrow	Lease Color Code
Board of Realtors	A.1	20' x 75'	1,525 SF	Commenced	
Cardinal Chiropractic	A.2	20' x 75'	1,507 SF	Commenced	
Veterinarian	A.3,4		2,917 SF	Commenced	
AVAILABLE	A.5		1,467 SF		
Slim4Life	A.6	20' x 55'	1,106 SF	Commenced	
Dog & Butterfly	A.7	20' x 55'	1,117 SF	Commenced	
Big City Burrito	A.8,9		1,828 SF	Commenced	
Mathnasium	B.1	18' x 70'	1,260 SF	Commenced	
Liquor Store	B.2,3		2,493 SF	Commenced	
Domino's Pizza	B.4		1,962 SF	Commenced	
Supercuts	B.5	18' x 70'	1,260 SF	Commenced	
Nail Salon	B.6	20' x 70'	1,400 SF	Commenced	
Subway	B.7	20' x 70'	1,400 SF	Commenced	
Starbucks	C.1	27' x 65'	1,788 SF	Commenced	
Photography Studio	C.2	20' x 65'	1,300 SF	Commenced	
Dentist	C.3	27' x 65'	1,800 SF	Commenced	
Endurance House	C.4	40' x 65'	2,648 SF	Commenced	

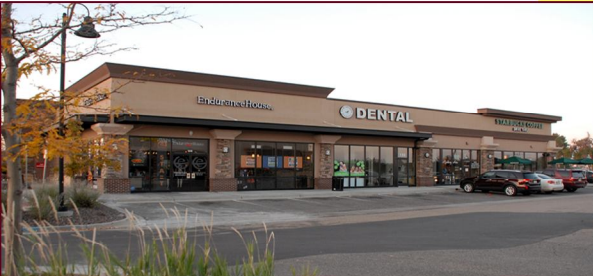


Key

 Signed Lease/ Purchase Agreement
 Signed LOI
 Pending LOI
 Sold Parcel



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