

NEC 112TH AVENUE & SHERIDAN BOULEVARD

NEW SHOPS AND PAD SITE AVAILABLE IN WESTMINSTER



INFORMATION

- Finished PAD Site available for Sale, Lease, or Build-to-Suit. **Offsites and onsite completed**
- New 10,096 SF multi-tenant shops coming
- Located at the full turning movement along 112th Avenue with new overpass at Highway 36 connecting with Arista
- Approximately 250 new multifamily units proposed across the street
- Total of 2 acres available; can be demised
- Strong residential densities and traffic

TRAFFIC COUNTS

On 112th Ave west of Sheridan Blvd	13,957 cars/day
On 112th Ave east of Sheridan Blvd	18,499 cars/day
On Sheridan Blvd north of 112th Ave	37,340 cars/day ¹
On Sheridan Blvd north of 104th Ave	38,486 cars/day ¹

Source: DRCOG 2011, ¹2016

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	13,397	107,306	285,627
Avg Household Inc	\$106,310	\$94,635	\$84,864
Employees	2,840	40,147	107,873
Businesses	290	3,824	10,123

Demographics Source: Applied Geographic Solutions 2017

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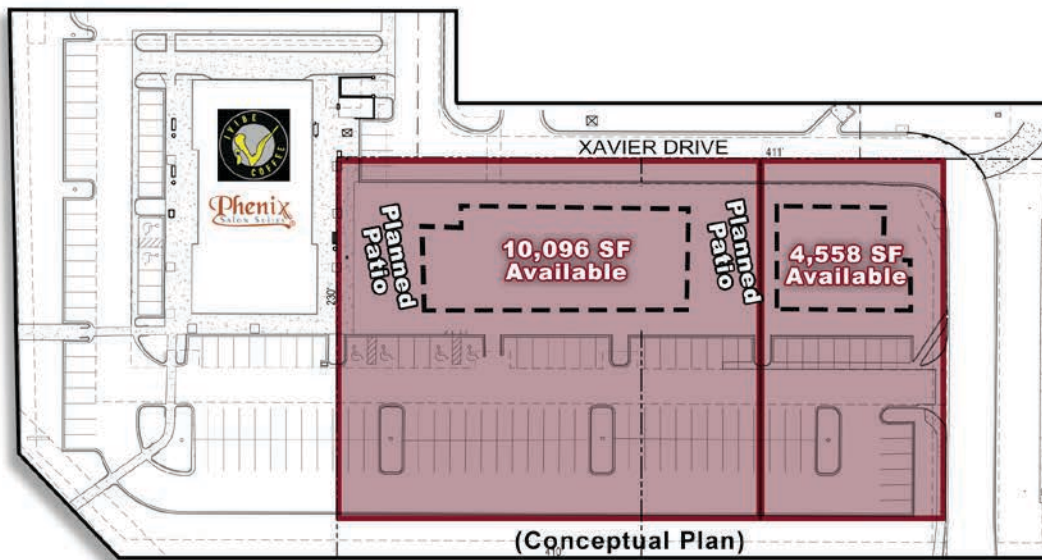
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