

SUBLEASE

Retail / Medical / Office Space

9920 Wadsworth Parkway
Westminster | Colorado

Space Available: 2,162 SF
Sublease Rate: **\$8.00/SF NNN**
Parking: 3.50/1,000 SF
TI Allowance: Negotiable

**Build
to
Suit**



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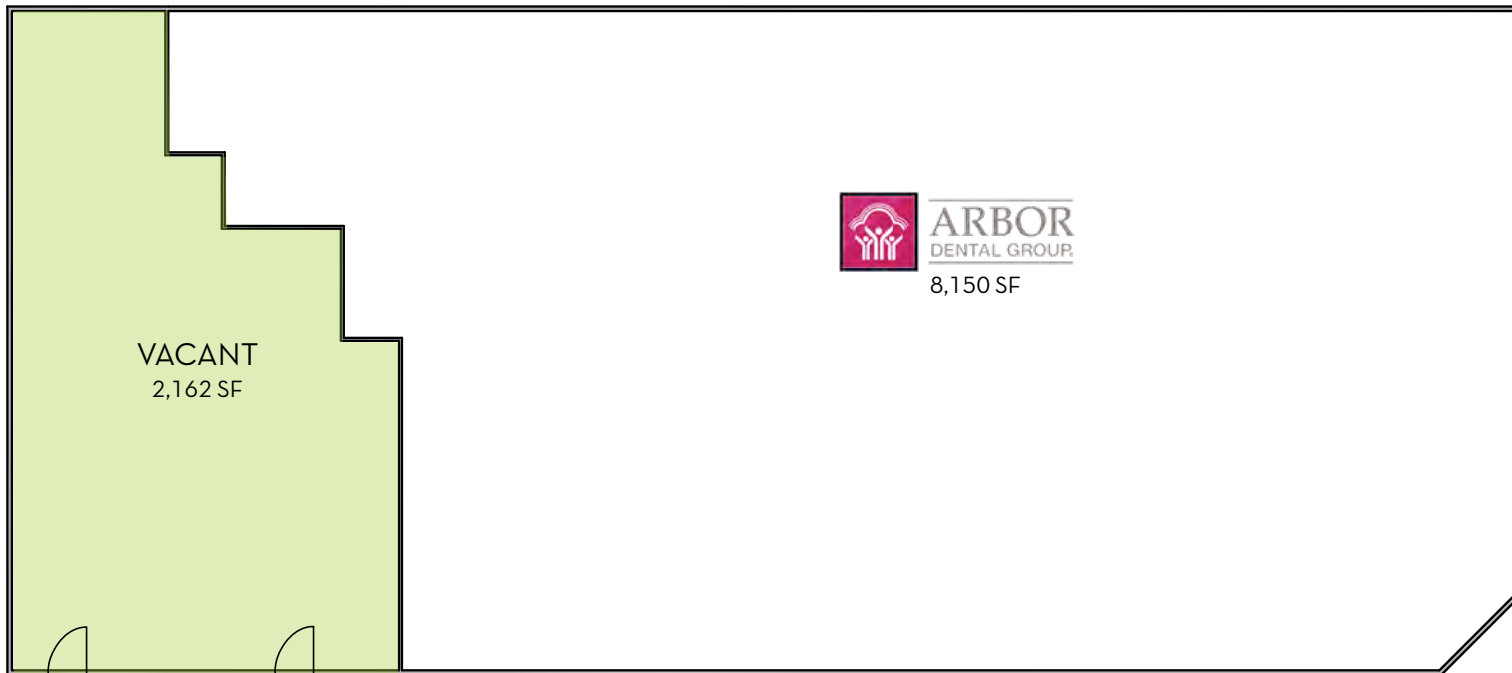
Jason Mayer
Brokerage Services
Direct 303.506.2138
Office 720.420.7530
jason.mayer@navpointre.com

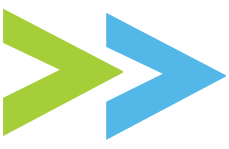
Matt Call
Principal
303.956.5781 direct
720.420.7529 office
matt.call@navpointre.com

9920 Wadsworth Parkway
Westminster | Colorado



Available Space
2,162 SF





Medical/Office Space For Lease

9920 Wadsworth Parkway | Westminster | Colorado



- Situated adjacent to other medical users
- Centrally located - it is just a 20 minute drive to Denver or Boulder
- Excellent demographics
- Rapidly growing area
- Ample parking

9920 Wadsworth Parkway Westminster | Colorado



Demographics:

Population	1 Mile	3 Miles	5 Miles
2021 Projection	12,382	87,893	275,214
2016 Estimate	11,740	82,639	256,286
Growth 2016-2021	5.47%	6.36%	7.39%
Growth 2010-2016	7.76%	8.38%	8.15%
Median Age	38.4	38.0	37.8
Households	1 Mile	3 Miles	5 Miles
2021 Projection	4,712	35,244	108,004
2016 Estimate	4,461	33,077	100,524
Household Size	2.6	2.5	2.5
Household Income	1 Mile	3 Miles	5 Miles
2016 Average	\$103,078	\$90,231	\$84,754
2016 Median	\$85,096	\$74,825	\$68,116

