

# NEC 112TH AVENUE & SHERIDAN BOULEVARD

FINISHED RETAIL PAD SITES AVAILABLE IN WESTMINSTER

**UNIQUE OPPORTUNITY TO PURCHASE IMPROVED PAD SITES**



## INFORMATION

- Finished PAD Sites available for Sale, Lease, or Build-to-Suit
- Located at the full turning movement along 112th Avenue with new overpass at Highway 36 connecting with Arista
- **Offsites and onsite completed**

- 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 | 41,000 cars/day <sup>1</sup> |
| On Sheridan Blvd north of 104th Ave | 38,734 cars/day <sup>2</sup> |

Source: DRCOG 2011, <sup>1</sup>2013; <sup>2</sup>2015

## DEMOGRAPHICS

|                   | 1 MILE    | 3 MILE   | 5 MILE   |
|-------------------|-----------|----------|----------|
| Est. Population   | 13,149    | 107,122  | 281,805  |
| Avg Household Inc | \$105,772 | \$91,448 | \$81,353 |
| Employees         | 2,857     | 41,073   | 108,451  |
| Businesses        | 279       | 3,773    | 9,979    |

Demographics Source: Applied Geographic Solutions 2016

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