

# SAFeway ANCHORED RETAIL CENTER IN FALCON, CO

## Retail Space For Lease | 7635 – 7673 McLaughlin Road

- **JOIN** Safeway, Pizza Hut, Starbucks, Subway, Verizon Wireless, Sport Clips, Papa Murphy's & other fine national and regional retailers.
- **OUTSTANDING** demographics with \$113,000+ average household income within one mile.
- **EXCELLENT** visibility from Woodmen Road & Highway 24.
- **FAST** growing trade area and traffic counts over 13,484 vehicles per day along Highway 24 & 13,351 along Woodmen Road.

**Lease Rate:** \$17.50-\$23.50/SF NNN  
**NNN Expenses:** \$10.00/SF (Estimated)



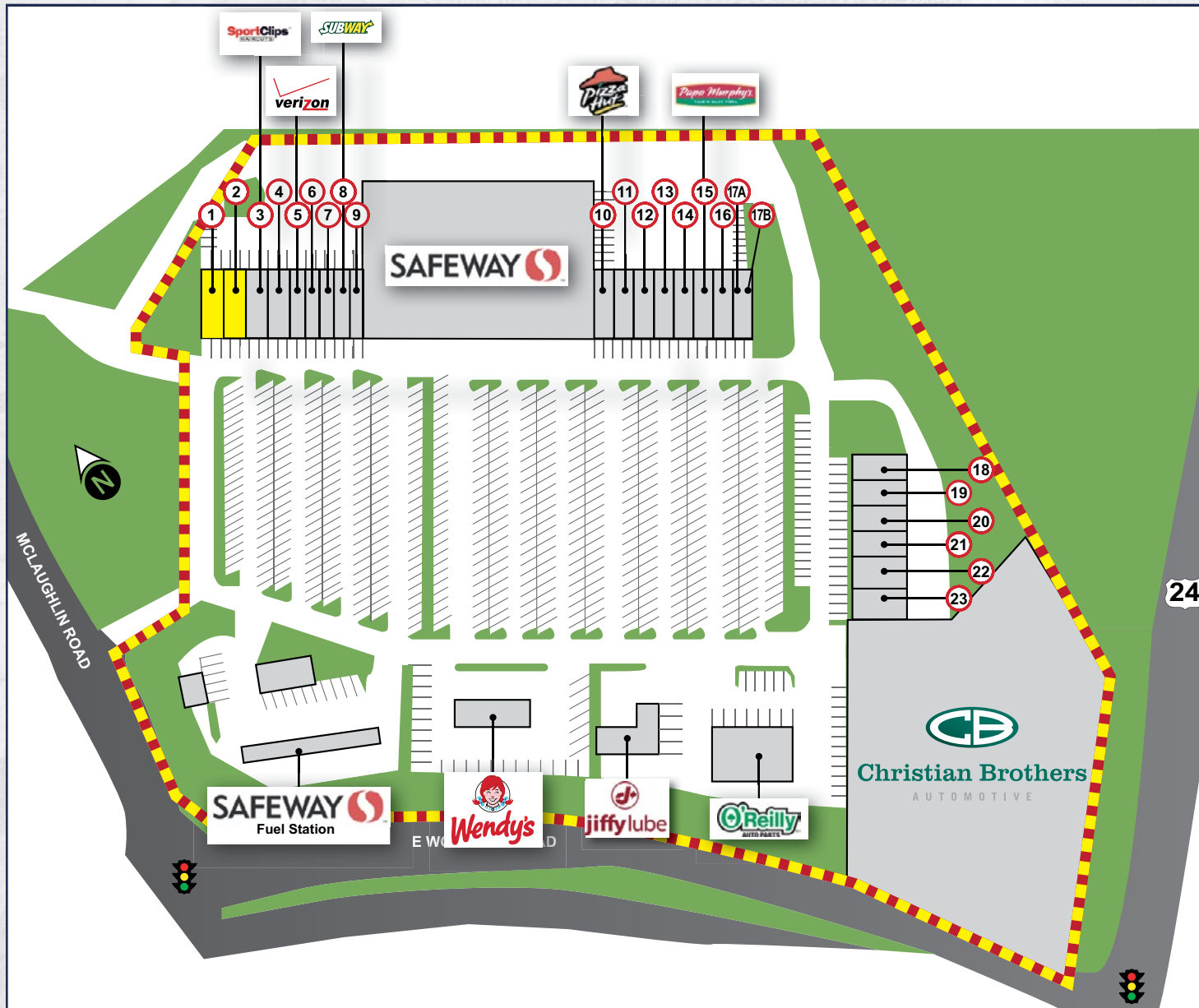
**AVAILABLE  
Unit 1 & 2  
3,240 SF  
DIVISIBLE**

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**navpoint**  
REAL ESTATE GROUP  
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# Retail Space Available In Safeway Anchored Shopping Center | 7635 – 7673 McLaughlin Road, Falcon, CO



#	TENANTS BUILDING 1	SF
1	Available	1,888 SF
2	Available	1,352 SF
3	Sport Clips	
4	Family Care	
5	Verizon Wireless	
6	Chinese Restaurant	
7	Liquor	
8	Subway	
9	Burrito Grande	

#	TENANTS BUILDING 2	SF
10	Pizza Hut	
11	Dry Cleaners	
12	Postal Annex	
13	Allstate Insurance	
14	Tan	
15	Papa Murphy's	
16	Chiropractor	
17A	Occupied	
17B	Massage	

#	TENANTS BUILDING 3	SF
18	Orthodontist	
19	Occupied	
20	Bar	
21	Eye Care	
22	Pets	
23	Woodmen Dental	








## DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

  
Population

4,412  
22,268  
43,203

  
Average HH  
Income

\$130,064  
\$126,781  
\$126,313

  
Households

1,486  
7,359  
14,429

Source: 2023 CoStar Group Inc. for NavPoint

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person viewing this information to independently verify it. This package is subject to change, prior sale, or complete withdrawal.

  
AVG. DAILY  
TRAFFIC  
COUNTS  
2022

- McLaughlin Rd. & Woodman Rd. – 11,093
- Woodman Rd. & US Hwy. 24 – 14,967
- Meridian Rd. & Eastonville Rd. – 14,392

