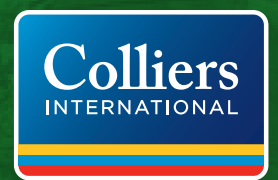




NWC 104th Avenue & Federal Boulevard
Westminister, CO 80031

Valle Vista

Shopping Center



For more information contact:

JASON F. KINSEY • 303 283 4598
JASON.KINSEY@COLLIERS.COM

BRADY KINSEY • 720 833 4618
BRADY.KINSEY@COLLIERS.COM



This document has been prepared by Colliers International for advertising purposes only. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, no warranty or representation is made of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Leasing Information

Availability: 1,552 SF - 4,349 SF
 Lease Rate: Contact Broker
 NNN: \$9.50

Pad Site: .825 Acres
 Pricing: Contact broker for pricing

Demographics

AVERAGE HH INCOME

1 MILE	3 MILES	5 MILES
\$91,041	\$74,250	\$75,862

POPULATION

1 MILE	3 MILES	5 MILES
17,710	130,250	353,741

Source: ESRI, 2015 Estimates

Traffic Counts

W. 104th Ave. West of Federal Blvd.:	24,338 VPD
W. 104th Ave. East of Federal Blvd.:	35,630 VPD
Federal Blvd. North of W. 104th Ave.:	20,130 VPD
Federal Blvd. South of W. 104th Ave.:	31,157 VPD

Source: MPSI, 2014 Estimates



Highlights

- **New:** End-Cap Restaurant with a Large Patio Now Available
- Excellent access and visibility
- More than 1,150 residential units (single-family and apartment units) under construction or proposed within two miles of the shopping center
- High quality building construction
- Located at a busy intersection with more than 40,000 vehicles passing the site per day
- Synergetic retail with surrounding businesses such as King Soopers, Walgreens, Safeway, Chick-Fil-A and Auto Nation Honda

Site Plan



Building 1

1	Edward Jones
2	Ideal Image

Building 2

3	Chubby's
3A	AVAILABLE 1,552 SF

Building 3

4	Bright Now Dental
5	Koko Fit Club
5A	Rebound Chiropractic

Building 4

6	Ziggi's Coffee House
7	At the Beach
8	Prestige Nails & Spa
9	AVAILABLE 1,643 SF
10	AVAILABLE 2,706 SF

