

# SEC 92ND AVENUE & WADSWORTH PARKWAY

FORMER BUILDERS SQUARE | WESTMINSTER, CO



## INFORMATION

- 107,400 SF - available immediately
- Lighted, high-traffic intersection along Wadsworth corridor
- Abundant parking with several access points
- Significant population density and solid household incomes
- Aggressive rents
- Monument signage available



## DEMOGRAPHICS

Source: Allocate Data 2014

	1 MILE	3 MILE	5 MILE
2014 Population	17,291	103,071	285,253
Avg Household Inc.	\$70,143	\$80,558	\$74,302
Employees	5,558	28,732	95,431

## TRAFFIC COUNTS

Source: Google Earth 2012

On Wadsworth Blvd north of 92nd Ave	43,420 cars/day
On Wadsworth Blvd south of 92nd Ave	36,194 cars/day
On 92nd Ave east of Wadsworth Pkwy	21,651 cars/day
On 92nd Ave west of Wadsworth Pkwy	20,301 cars/day



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**SITE**

**SullivanHayes**  
BROKERAGE

AERIAL FLOWN AUGUST 2009

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