



Country Club Village

2741 W. 120th Ave. | Westminster, CO 80234
FOR LEASE



Available: 3,665 RSF (Divisible)
Rate: Contact broker for pricing
NNN: \$9.95/SF

Highlights:

- End-cap with potential for outside patio available in a new construction building within the County Club Village mixed-use development.
- Site is located across from newly signed tenant, Sola Salons, the #1 salon franchise in the nation.
- Join neighboring tenant TruFit Athletic Club with over 5,000 members as well as 7 restaurants.
- Adjacent to Country Club Highlands - 120 high-end homes and The Brodie, a new 312 unit high-end multifamily project.

LISA VELA
303 283 4575
lisa.vela@colliers.com





Demographics

	1 Mile	3 Miles	5 Miles
Population:	9,000	120,478	292,842
Avg. HH Income:	\$106,978	\$91,326	\$84,889
Daytime Population:	9,127	96,355	232,258
ESRI 2017 Estimates			

Traffic Counts

W. 120th Ave. East of N. Federal Pkwy.: 42, 120 VPD
W. 120th Ave. West of N. Federal Pkwy.: 50,740 VPD
N. Federal Pkwy. North of W. 120th Ave.: 10,557 VPD
Federal Blvd. South of W. 120th Ave.: 27,714 VPD
DRCOG 2016 Estimates



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