

AVAILABLE

270 W. 136TH AVE.

Westminster, CO 80234



amazon
FULFILLMENT
CENTER



144TH AVENUE

St. Anthony
Hospital
Centura Health



136TH AVENUE

SITE →



PROPOSED
TANGLEWOOD CREEK
RESIDENTIAL DEVELOPMENT
210 SINGLE FAMILY HOMES

SIMON
COMING SOON!
DENVER PREMIUM
OUTLETS
330,000 SF
OPEN AIR RETAIL CENTER



Firestone

Dunkin' Donuts

Advance
Auto Parts

blue

UCHealth

SITE

PROPOSED
LAQUINTA
81 UNITS



W. 136TH AVENUE

LOWE'S

CHASE

Starbucks

Dominos

25

SIMON
COMING SOON
DENVER PREMIUM
OUTLETS
330,000 SF
RETAIL CENTER

Cabela's

Hobby Lobby

Murphy USA

St. Anthony
North Health
Campus
Centura Health

SIERRA
TJ-MAXX
HomeGoods
PET SMART

COURTYARD

WOODS

FINANCIAL
INSTITUTION

Kum & Go

PROPOSED
HOTEL



PROPOSED
TANGLEWOOD CREEK
RESIDENTIAL DEVELOPMENT
210 SINGLE FAMILY HOMES

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SITE PLAN

SITE INFORMATION

Total Available: 0.75 AC
Pricing: Contact Broker

HIGHLIGHTS

Out-parcel of Walmart Supercenter

Located north of proposed 2,010 SDU housing development

Dense retail corridor

Simon Premium Outlets located across from site. Opening Fall 2018

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population:	8,098	92,615	247,219
Avg. HH Income:	\$120,067	\$101,375	\$101,531
Daytime Population:	5,398	66,620	169,258
ESRI 2017 Estimates			



TRAFFIC COUNTS

W. 136th Ave. West of Huron St.: **18,976 VPD** I-25 South of W. 136th Ave.: **96,000 VPD**
E. 136th Ave. East of I-25: **27,910 VPD** I-25 North of W. 136th Ave.: **122,130 VPD**
MPSI 2016 Estimates

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