

FOR SALE

270 W. 136TH AVE.

Westminster, CO 80234



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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 2010 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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