

Westbrook Shopping Center
 9140 W. 100th Avenue
 Westminster, CO 80021

RETAIL SPACE
FOR LEASE
 IN WESTMINSTER



HIGH INCOME AREA



NEWLY RENOVATED BUILDING



MULTIPLE USES ALLOWED

CONTACT US

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Westbrook Shopping Center

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LEASE RATE
Contact Broker

NNN's
\$5.00/SF
Est. 2018

AVAILABLE
1,082-12,265 SF

Demographics

	1 Mile	3 Miles	5 Miles
Population:	11,514	71,013	244,431
Average HH Income:	\$101,476	\$94,893	\$92,198
Daytime Population:	7,560	61,628	192,546





Source: ESRI 2017 Estimates

Traffic Counts











W. 100th Ave. East of W. 99th Ave.:	12,692 VPD
Wadsworth Pkwy. North of W. 100th Ave.:	23,128 VPD
Wadsworth Pkwy. South of W. 100th Ave.:	39,610 VPD

Source: MPSI 2016 Estimates

Highlights

-  High income area
-  Strong traffic count
-  Motivated landlord
-  Located on dense retail corner

Availability & Site Plan

	Suite	Suite Size	Tenant
	A-1/A-2	-	Ludwig Martial Arts
	A-3/A-4	-	Home Cleaning Centers of America
	A-5	-	Fuzion Hookah Lounge
	A-6	1,082	Available
	A-7	-	Fix N Cell
	A-8	1,513	Available
	A-9	-	Pet Design Grooming
	A-10*	3,361	Available
	A-13*	2,944	Available
	A-11*	5,960	Available

*A-10, A-13 & A-11 are contiguous up to 12,265 SF

