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Palmer Plaza

11455 WASHINGTON ST. NORTHGLENN, CO

BUILDING INFORMATION

>	Available SF:	1,376 - 1,546 SF (Street Level) 1,141–3,687 SF (Second Floor Office)
>	Lease Rate:	\$12.00/SF Retail \$9.00/SF Office
>	NNN:	\$5.00/SF
>	Parking:	On-site

HIGHLIGHTS

- > On-site parking
- Solid tenant mix of national and local tenants including: Sherwin Williams, Fantastic Sams and Tan & Tone
- > Elevator available for office space
- > Retail-ready condition including restrooms

Located in the Northglenn Urban Renewal Authority and the Adams County Enterprise Zone



DEMOGRAPHICS 1 Mile 3 Mile 5 Mile 18,827 140,852 Population: 310,105 7,023 51,695 110,019 Households: \$61,512 \$79,290 \$82,249 Average HH Income:

6,930

All Demographics are 2016 Estimates Courtesy of ESRI

TRAFFIC COUNTS

Daytime Population

On Washington St. North of Malley Dr.:22,928On Washington St. South of Malley Dr.:30,069On 120th Ave. East of Washington St.:36,650On 120th Ave. West of Washington St.:38,127All Traffic Counts are courtesy of MPSI 2015 Estimates



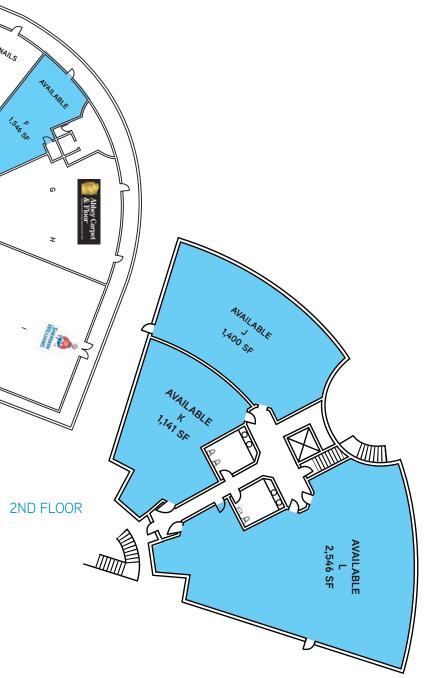


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Layout

Tokyo Teriyaki estau

1ST FLOOR





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