



GRANT STREET

WASHINGTON POINT

Albertsons

FLOYD'S DINER

burger KING

larkburger

BIG O TIRES

O'Reilly
AUTO PARTS

CASEY'S GENERAL STORE

**Hulstrom
K-8
42 Students**

PALMER PLAZA

Stukey Elementary
329 Students

NORTHGLENN MARKETPLACE

Lowe's
Home Improvement

BED BATH & BEYOND

SPORTS AUTHORITY

PETSMART

Office DEPOT

GOODTIMES
Burgers & Smoothies

ROSS
DRESS FOR LESS

CINZETTI'S

**Northglenn
Middle School
733 Students**

W. 104TH AVENUE



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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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



The Layout



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	18,827	140,852	310,105
Households:	7,023	51,695	110,019
Average HH Income:	\$61,512	\$79,290	\$82,249
Daytime Population	6,930	43,714	79,929

All Demographics are 2016 Estimates Courtesy of ESRI

TRAFFIC COUNTS

On Washington St. North of Malley Dr.:	22,928 (Cars/Day)
On Washington St. South of Malley Dr.:	30,069 (Cars/Day)
On 120th Ave. East of Washington St.:	36,650 (Cars/Day)
On 120th Ave. West of Washington St.:	38,127 (Cars/Day)

All Traffic Counts are courtesy of MPSI 2015 Estimates

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



Accelerating success.