

Ranch Reserve PLAZA

11265 Decatur Street | Westminister, CO 80234

2,419 SF AVAILABLE

Retail Space

Jason F. Kinsey
303 283 4598
jason.kinsey@colliers.com

Brady Kinsey
720 833 4618
brady.kinsey@colliers.com

4643 S. Ulster Street, Suite 1000 | Denver, CO 80237 | 303 745 5800 | www.colliers.com/denver



Site Information

Building Information

Lease Rate: \$20.00/SF NNN

NNN: \$7.00/SF

Parking: 150 free Surface Spaces are available;
Ratio of 5.00/1,000 SF

Availability: 2,419 SF

Traffic Counts

W. 112th Avenue East of Federal Boulevard	16,918 VPD
W. 112th Avenue West of Federal Boulevard	19,830 VPD
Federal Boulevard North of W. 112th Avenue	24,000 VPD
Federal Boulevard South of W. 112th Avenue	31,000 VPD


MPSI 2016 Estimates


Demographics

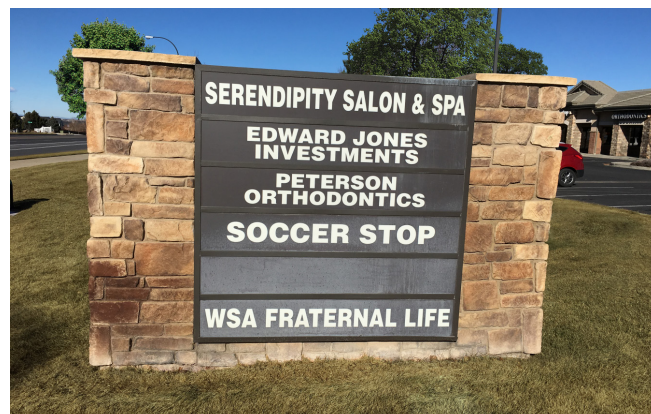
Population	Average Household Income	Daytime Population
1 Mile Radius		
12,212	\$124,023	6,792
3 Mile Radius		
136,896	\$88,201	102,658
5 Mile Radius		
363,900	\$84,957	257,694

ESRI 2017 Estimates

Highlights

 High household income area

 Class A center



Site Plan

