



WASHINGTON POINT

680 E. 120TH AVE. | NORTHGLENN, CO 80233

1,200 - 2,755 SF AVAILABLE



COLLIERS INTERNATIONAL
4643 S. ULSTER ST. | SUITE 1000
DENVER, CO 80237

JASON F. KINSEY
303 283 4598 | jason.kinsey@colliers.com

BRADY KINSEY
720 833 4618 | brady.kinsey@colliers.com

JASON F. KINSEY
303 283 4598 | jason.kinsey@colliers.com

BRADY KINSEY
720 833 4618 | brady.kinsey@colliers.com

WASHINGTON POINT

680 E. 120TH AVE. | NORTHGLENN, CO 80233

TOTAL AVAILABLE: 1,200 - 2,755 SF
LEASE RATE: CONTACT BROKER
NNN: \$7.77/SF



HIGHLIGHTS

Prime end-cap space available at high density retail intersection

Safeway anchored center

Strong national co-tenants such as Safeway, Burger King, Salvation Army, Party City & Petco

Visibility to Washington Street

Easy access to and from center

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population:	17,021	136,835	310,464
Avg. HH Income	\$60321	\$90,976	\$91,558
Daytime Population	15,087	103,308	220,410

ESRI 2018 ESTIMATES

SITE PLAN



TRAFFIC COUNT

Washington St. North of E. 120th Ave.: 19,895 VPD
Washington St. South of E. 120th Ave.: 21,895 VPD
E. 120th Ave. West of Washington St.: 30,844 VPD
E. 120th Ave. East of Washington St.: 46,658 VPD

MPSI 2017 ESTIMATES

This document has been prepared by Colliers International for advertising purposes only. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, no warranty or representation is made of the foregoing information. Terms of sale or lease and availability are subject to change or withdraw without notice.