



[ FOR LEASE > RETAIL/OFFICE SPACE ]

# Palmer Plaza

11455 WASHINGTON ST.  
 NORTHGLEN, CO

GRANT, TAX,  
 & OTHER  
 INCENTIVES AVAILABLE



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### BUILDING INFORMATION

- > Available SF: 1,376 SF (Street Level)  
2,546 SF (Second Floor Office)
- > Lease Rate: \$12.00 - \$15.00/SF Retail  
\$10.00/SF Office
- > NNN: \$5.25/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
- > Recent renovation of the 2nd floor office common areas



## 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.