



NWC 104th Avenue & Federal Boulevard
Westminister, CO 80031

Valle Vista

Shopping Center



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Leasing Information

Availability: 1,552 SF - 4,349 SF
Lease Rate: Contact Broker
NNN: \$10.75/SF

Pad Site: .825 Acres
Pricing: Contact broker for pricing

Demographics

AVERAGE HH INCOME

1 MILE	3 MILES	5 MILES
\$91,041	\$74,250	\$75,862

POPULATION

1 MILE	3 MILES	5 MILES
17,710	130,250	353,741

Source: ESRI, 2015 Estimates

Traffic Counts

W. 104th Ave. West of Federal Blvd.: 24,338 VPD

W. 104th Ave. East of Federal Blvd.: 35,630 VPD

Federal Blvd. North of W. 104th Ave.: 20,130 VPD

Federal Blvd. South of W. 104th Ave.: 31,157 VPD

Source: MPSI, 2014 Estimates

Highlights

- **New:** End-Cap Restaurant with a Large Patio Now Available
- Excellent access and visibility
- More than 1,150 residential units (single-family and apartment units) under construction or proposed within two miles of the shopping center
- High quality building construction
- Located at a busy intersection with more than 40,000 vehicles passing the site per day
- Synergetic retail with surrounding businesses such as King Soopers, Walgreens, Safeway, Chick-Fil-A and Auto Nation Honda

Site Plan



Building 1

1	Edward Jones
2	Ideal Image

Building 2

3	Chubby's
3A	AVAILABLE 1,552 SF

Building 3

4	Bright Now Dental
5	Koko Fit Club
5A	Rebound Chiropractic

Building 4

6	Ziggi's Coffee House
7	At the Beach
8	Prestige Nails & Spa
9	AVAILABLE 1,643 SF
10	AVAILABLE 2,706 SF