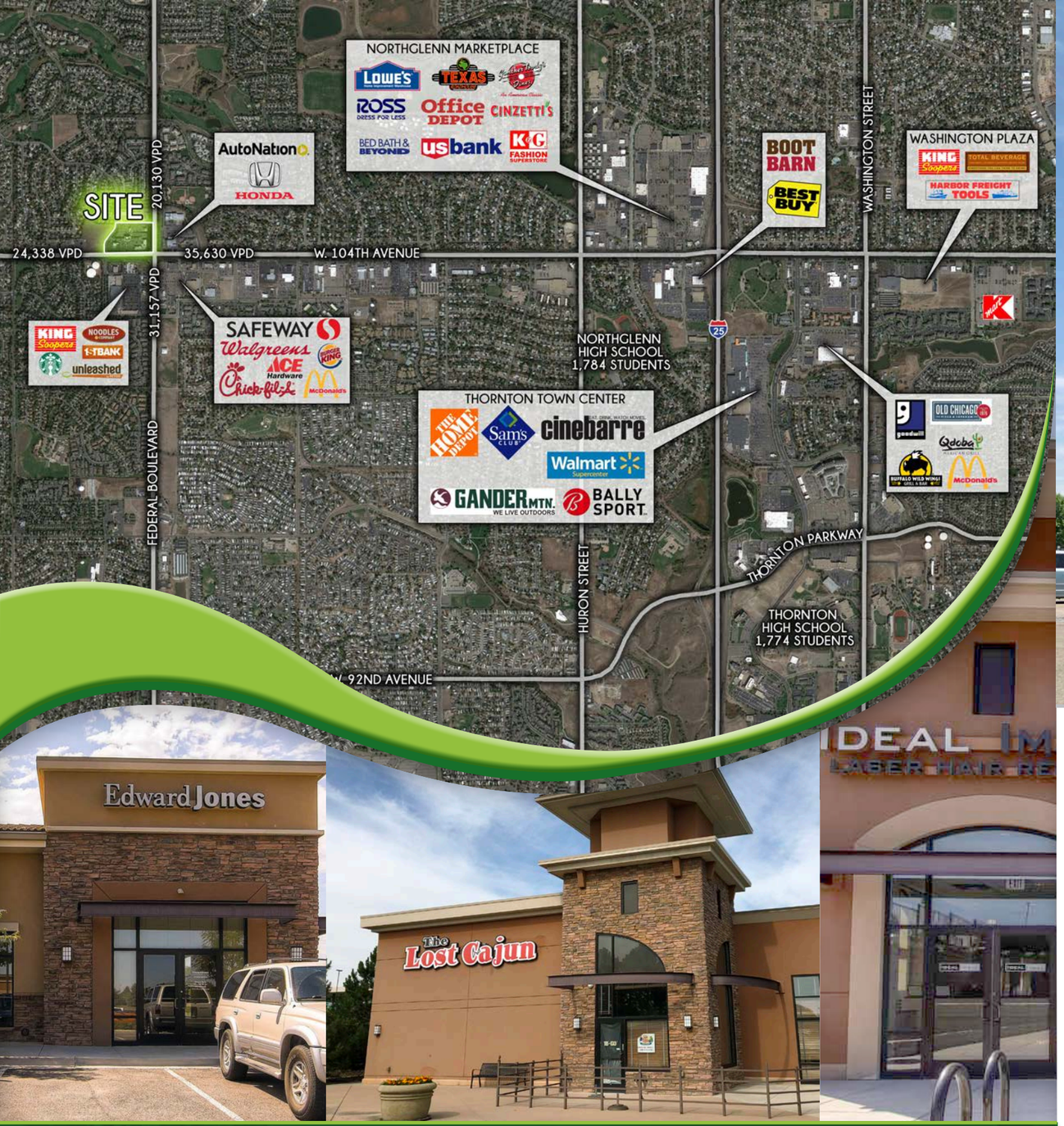


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Colliers INTERNATIONAL

NWC 104th Avenue & Federal Boulevard
Westminster, CO 80031

Valle Vista

Shopping Center

For more information contact:

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JASON.KINSEY@COLLIERS.COM

BRADY KINSEY • 720 833 4618
BRADY.KINSEY@COLLIERS.COM



Leasing Information

Availability:	1,552 SF - 2,000 SF
Lease Rate:	Conact Broker
NNN:	$11.25/SF
Pad Site:	.825 Acres
Pricing:	Contact broker for pricing

Demographics

AVERAGE HH INCOME

1 MILE	3 MILES	5 MILES
$99,858	$81,974	$81,288

POPULATION

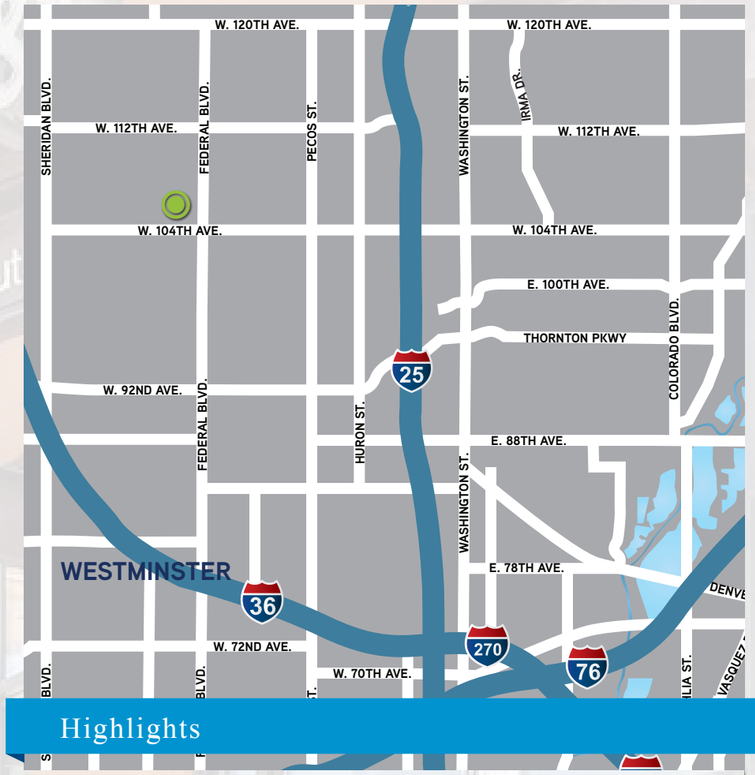
1 MILE	3 MILES	5 MILES
18,914	142,784	391,077

Source: ESRI, 2017 Estimates

Traffic Counts

W. 104th Ave. West of Federal Blvd.:	28,494 VPD
W. 104th Ave. East of Federal Blvd.:	35,102 VPD
Federal Blvd. North of W. 104th Ave.:	25,000 VPD
Federal Blvd. South of W. 104th Ave.:	29,000 VPD

Source: MPSI, 2016 Estimates



Highlights

- 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	**AVAILABLE | 2,000 SF**
5A	Rebound Chiropractic

Building 4	
6	Navah Coffee House
7	At the Beach
8	Prestige Nails & Spa
9	**AVAILABLE | 1,643 SF**
10	The Lost Cajun