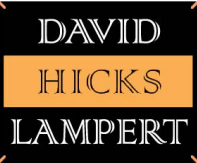


TRADE AREA DEMOGRAPHICS				TRAFFIC COUNTS	
	1 Mile	3 Mile	5 Mile		
Population	8,277	107,844	278,816	On Highway 36 north of 104th Ave	95,590 Cars/day
Average HH Income	\$106,696	\$135,383	\$134,080	On Highway 36 south of 104th Ave	92,766 Cars/day
Businesses	353	5,208	12,051	On 104th Ave east of Highway 36	29,855 Cars/day
Employees	6,432	50,403	108,080	On Church Ranch Blvd west of Hwy 36	31,061 Cars/day
Source: Applied Geographic Solutions, 2024 Estimates				On Westminster Blvd north of 104th Ave	19,416 Cars/day
				On Westminster Blvd south of 104th Ave	6,320 Cars/day
				Source: CDOT 2024	



FOR MORE INFORMATION, PLEASE CONTACT



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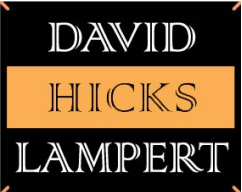
WESTMINSTER PROMENADE

HIGHWAY 36 & 104TH AVENUE - WESTMINSTER, CO



- Rare vacancy in high performing center.
- High visibility ground lease available for up to 8,000 SF building
- 5,300 SF office/medical
- Land for lease next to Bowlero: 7,200 SF & 9,000 SF
- Join:     
- Excellent high traffic; high visibility intersection.
- 312 multi-family units under construction: Avalon Westminster Promenade - Now Open
- Call broker for pricing.

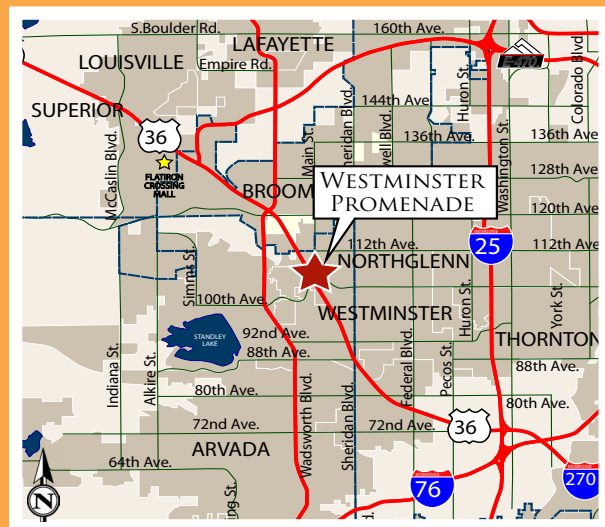
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- Great population densities with over 107,000 people in 3 miles and over 278,000 people within 5 miles.
- Daytime employee population within 5 miles of 108,080.
- High visibility and traffic count with over 95,590 cars per day on Hwy 36 and 29,855 cars per day on 104th Ave.
- High average household income of over \$106,000 in 1 mile and over \$135,000 within 3 miles.



DAVID
HICKS
LAMPERT

The information contained herein was obtained from sources deemed reliable. David, Hicks & Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.

WESTMINSTER PROMENADE

HIGHWAY 36 & 104TH AVENUE - WESTMINSTER, CO

