



SHERIDAN CROSSING

4830 W 120th Ave
Westminster, CO 80031



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1225 17th Street
Suite #1900
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HIGHLIGHTS



Anchored by Big Lots,
Sprouts & Staples



Highly visible location



Over 80,000 cars per day



Convenient access



1,257 SF - 2,487 SF
available for lease



Strong tenant mix



Strong demographics

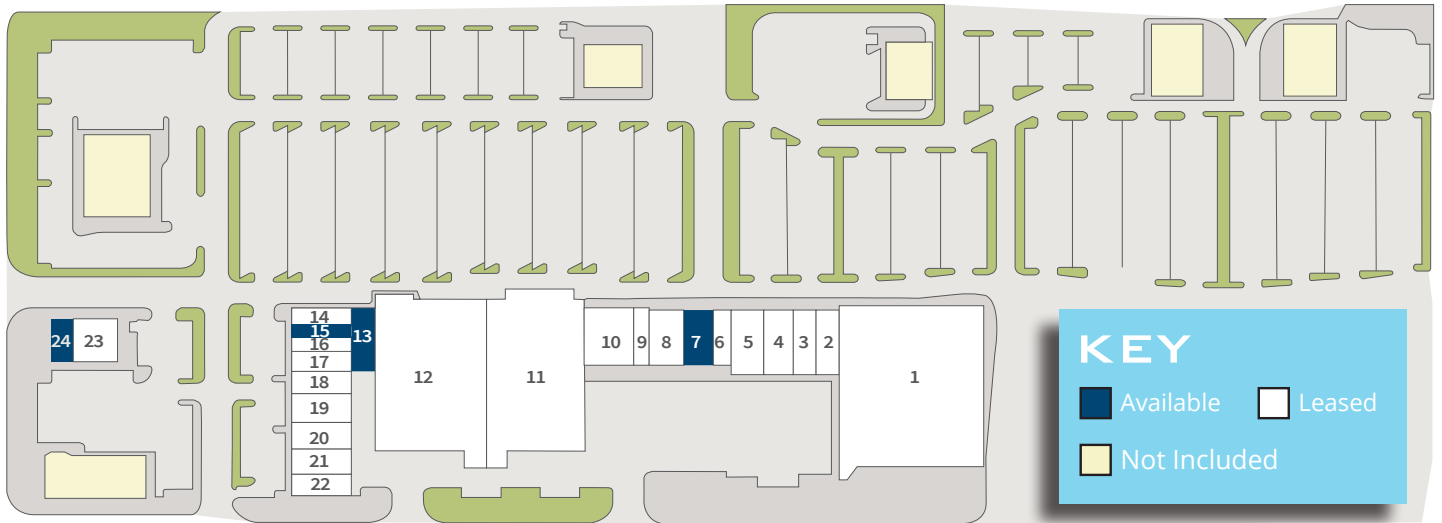


Ample parking

PROPERTY PHOTOS



SITE PLAN



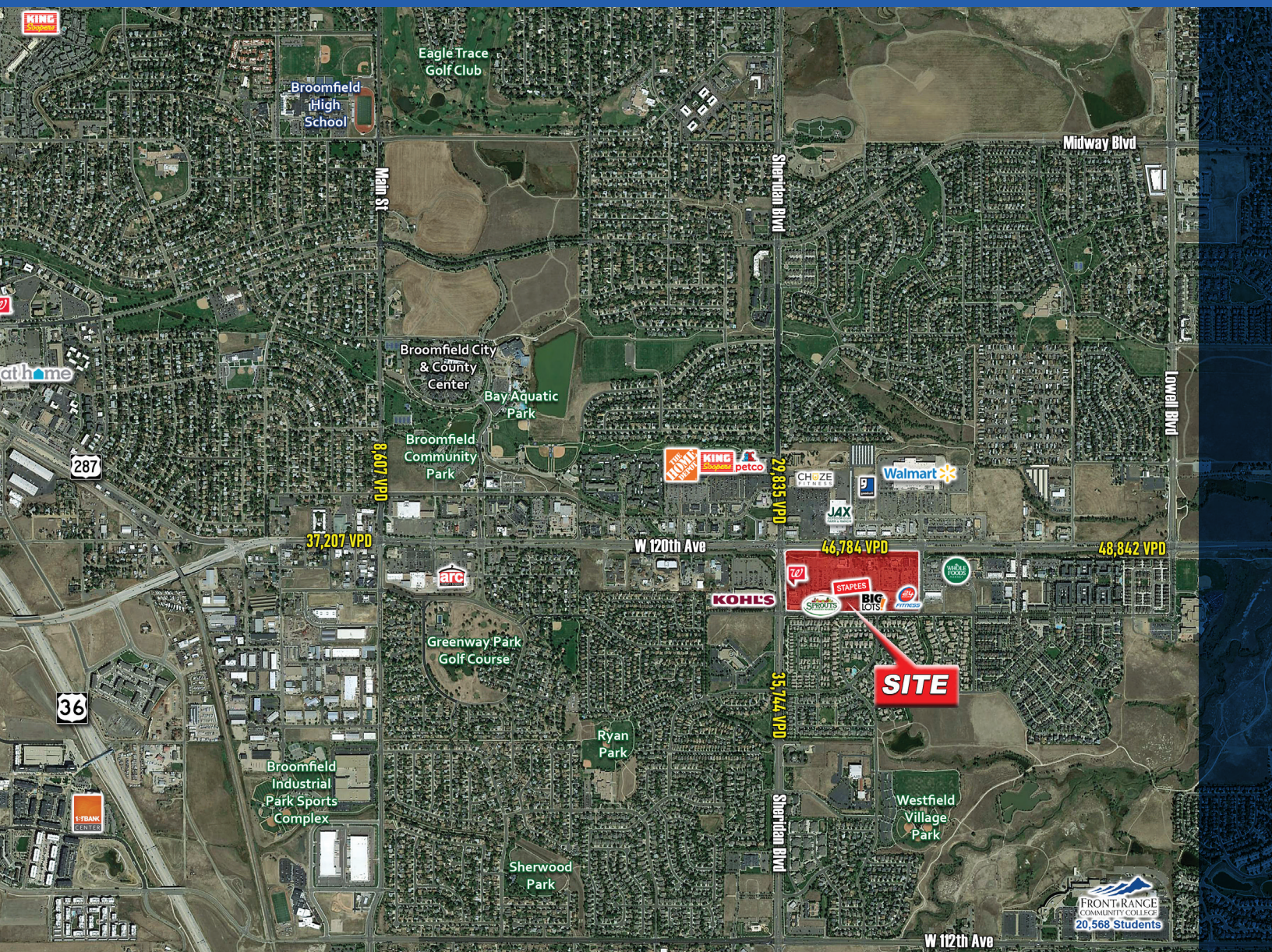
1. Big Lots	36,343	9. Monument Engraving	837	17. Nutrition Company	1,281
2. Sally Beauty Supply	1,600	10. Rocky Mtn Liquor	4,242	18. One Hour Dry Cleaner	1,876
3. Japon Sushi	2,920	11. Staples	23,485	19. Home Team Sandwiches	1,560
4. Bath & Body Works	2,840	12. Sprouts	27,470	20. The Joint	1,340
5. H&R Block	3,200	13. AVAILABLE	2,487	21. Jamba Juice	1,340
6. B&B Spa	1,788	14. Chipotle	2,898	22. GQue BBQ	2,506
7. AVAILABLE	2,340	15. AVAILABLE	1,257	23. Einstein Bros Bagels	2,400
8. AAA Colorado	3,491	16. Snappy Nails	1,400	24. AVAILABLE 6/1/2025	1,600

RETAIL AERIAL



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2023 Demographics

	1 MILE	3 MILES	5 MILES
Current Population	12,508	114,017	279,399
Total Households	4,755	43,791	106,939
Daytime Population	12,802	111,022	262,895
Avg Household Income	\$127,751	\$121,976	\$104,701

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 AGENCY
DISCLOSURE

