



For Lease

Retail Space Available for Lease

- Convenient central location to Highway 36 with high density neighborhoods and business parks.
- High traffic counts along the Boulder Turnpike.
- New retail space located minutes from the top performing theater in the state, ice center, multiple hotels, restaurants and the Church Ranch Business Park.
- 2,450 SF of retail space adjacent to a new Panera Bread.

NWC HWY 36 &
Church Ranch Blvd.
Westminster, CO 80021

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Location and Market Profile



Traffic

- NWC Highway 36 99,000 vehicles per day
- 104th Avenue 45,000 vehicles per day
- Church Ranch Blvd. 24,000 vehicles per day

Demographics

	1-Mile	3-Mile	5-Mile
2020 Est. Population	15,380	77,745	236,825
2025 Projected Population	16,991	84,284	255,177
2020 Est. Median Household Income	\$100,478	\$100,549	\$88,443
2025 Est. Median Household Income	\$110,403	\$107,208	\$96,583
2020 Est. Households	5,213	28,200	87,033
2025 Est. Households	5,670	30,297	93,346

**REED STREET
(ROW WIDTH VARIES)
REC. NO. F1901107**

EXISTING SIDEWALK

21.40'

25'

13

12

2

5

7

N29°38'23"W 304.00'

10.35'

13.37°E 23.35'

25.00'

41'±

N60°21'37"E 153.00'

9.00' BUILDING SETBACK (TYP)

20' STORM DRAIN EASEMENT
REC. NO. F1901073

21.08'

18'

24'

19'

7'

28.65'

12'

5

1

4

17

10'

24'

30.00'

N29°38'23"W 321.00'

9.00'

8.00'

11.00'

5.00'

25' STORM DRAIN EASEMENT
REC. NO. F1901073

17'

24'

17'

8'

27'

4

5

58.47'

W. 105TH AVENUE

**PROPOSED LOT
54,113 SF
1.24 AC**

**PANERA CAFE
4,797 SF**

**TENANT SPACE
2,450 SF**

PICKUP WINDOW

PROPOSED 10' UTILITY EASEMENT

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20' UTILITY AND ACCESS EASEMENT
REC. NO. F1901073

PROPOSED 20' UTILITY EASEMENT

**LOT 1
MANDALAY TOWN CENTER
FILING NO. 1
REC. NO. F1901073**