

## **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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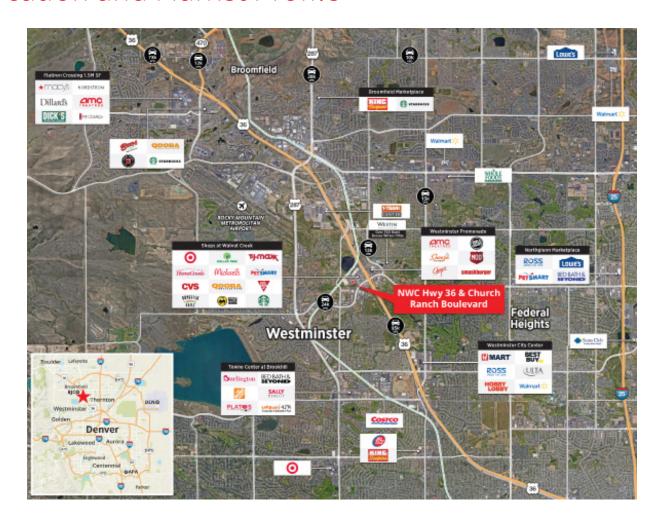
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# Location and Market Profile



### **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



# Site Plan

