WASHINGTON POINT

SWC 120th Ave & Washington St, Northglenn, CO

PROPERTY OVERVIEW:

- ◊ Available: 1,400 SF and 2,594 SF
- ◊ Call Listing Agent for pricing and terms

FEATURES:

- ◊ Strong retail corridor
- ◊ Close proximity to I-25
- ◊ Strong traffic counts and great demographics
- ◊ Join Foss Swim School, Petco, Twisted Shear's Barbershop, Tasty Asian Garden & Cuisine, Pink & White Nails, Northglenn Discount Liquors, and more!

For more information, contact:

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CROSBIE REAL ESTATE GROUP

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The information contained in this brochure was compiled from reliable sources, however, Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.

DEMOGRAPHICS

POPULATION

1 Mile:	18,292
3 Mile:	135,627
5 Mile:	308,980

EMPLOYEES

1 Mile:	6,215
3 Mile:	33,576
5 Mile:	65,889

AVG. HH INCOME

1 Mile:	$90,762
3 Mile:	$122,318
5 Mile:	$129,596

HOUSEHOLDS

1 Mile:	8,065
3 Mile:	52,622
5 Mile:	114,283

TRAFFIC COUNTS

On 120th east of I-25:	52,226 vpd
On Washington south of 120th:	23,098 vpd
On I-25 at 120th Ave:	173,565 vpd

Disclosure Agreement

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