

WESTMINSTER PROMENADE



HWY 36 & 104TH AVE - WESTMINSTER, CO



PROPERTY HIGHLIGHTS

- 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
- Excellent high traffic; high visibility intersection.
- 312 multi-family units under construction:
Avalon Westminister Promenade - Now Open
- **Call broker for pricing.**

NEARBY RETAILERS



TRAFFIC COUNTS

On Hwy 36 north of 104th Ave	101,808 CPD
On Hwy 36 south of 104th Ave	93,044 CPD
On 104th Ave east of Hwy 36	19,040 CPD
On Church Ranch Blvd west of Hwy 36	18,330 CPD
On Westminister Blvd north of 104th Ave	19,416 CPD
On Westminister Blvd south of 104th Ave	6,320 CPD

Source: CDOT 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,803	109,436	285,736
AVERAGE HH INCOME	\$129,899	\$136,220	\$130,004
BUSINESSES	358	5,326	12,798
EMPLOYEES	6,511	48,164	107,749

Source: Applied Geographic Solutions, 2025 Estimates

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RETAIL BROKERAGE

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- Great population densities with over 109,000 people in 3 miles and over 285,000 people within 5 miles.
- Daytime employee population within 5 miles of 107,749.
- High visibility and traffic count with over 101,000 cars per day on Hwy 36 and 19,000 cars per day on 104th Ave.
- High average household income of over \$129,000 in 1 mile and over \$136,000 within 3 miles.



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