

# Retail Spaces Now Available for Lease | Valle Vista

3003 W 104th Avenue, Westminster, Colorado 80031

Asking Price: \$23.00



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6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

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## 1,346 sf – 3,165 sf of Retail Space Now Available for Lease

*Two retail spaces have recently become Available for Lease in this densely populated area of Westminster, Colorado. Both available retail spaces, one having 1,346sf, the other having 3,165sf share several important facets in common: both are located in a center that is surrounded by dense populations and heavy daily traffic volumes along W 104th Ave and Federal Blvd. Across the street is King Soopers, Safeway and many food enterprises as well as a large array of car dealerships and other assorted retail, with plenty of onsite parking and good visibility. This property is well worth your time to give us a call for further information.*

## AREA OVERVIEW

### Average Daily Traffic Counts (2022)

|                                  |            |
|----------------------------------|------------|
| S on Federal Blvd at W 104th Ave | 25,027 VPD |
| N on Federal Blvd at W 104th Ave | 29,640 VPD |
| E on W 104th Ave at Federal Blvd | 27,020 VPD |
| W on W 104th Ave at Federal Blvd | 31,373 VPD |

| Area Demographics | 1-Mile    | 3-Miles  | 5-Miles   |
|-------------------|-----------|----------|-----------|
| 2023 Population   | 13,934    | 136,999  | 363,915   |
| Average HH Income | \$118,296 | \$94,667 | \$ 99,457 |

06/27/2024 Sources: demographics, CoStar Realty Information, Inc | traffic, TrafficMetrix

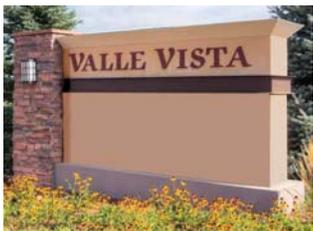
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VALLE - 012226

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## TENANTS

- 1 Get Fresh Barbershop
- 2 **Space for Lease - 3,165 sf**
- 3 The Original Chubby's
- 3A **Space for Lease - 1,365 sf**
- 4 Bright Now! Dental
- 5A Leanna Organics Bahama
- 5 Buck's
- 6 Navah Coffee House
- 7 Vertica Fitness
- 8 Nail Salon
- 9 Vivo infusion
- 10 Tokyo House Ramen

## PROPERTY OVERVIEW

- 1,346sf and 3,165sf retail space now available for lease ◀
- Adjacent to high daily traffic volume on W 104th Ave and Federal Blvd ◀
- Asking price on both spaces competitively set at \$23.00 psf ◀
- Across from King Soopers, Safeway, car dealerships, and assorted retail ◀
- Available space for lease with major lighted intersections and good visibility ◀
- There is plenty of on-site parking for customers and employees alike ◀