

RETAIL SPACE AVAILABLE FOR SUBLEASE

2831 West 120th Avenue, Suite 101, Westminster, CO 80234



LOCATION DESCRIPTION

Located in the busy Country Club Village Shopping Center. Other tenants include seafood restaurant, Chinese restaurant, coffee shop, dental group, Asian Cajun restaurant, Mexican restaurant, sushi and Japanese restaurant, liquor store and dry cleaner.

PROPERTY HIGHLIGHTS

- Country Club Village
- Northeast side of 120th and Federal
- Visibility along 120th - Great Traffic Counts
- End Cap Space
- Rapidly Growing Area
- Fully Renovated
- Current Use - Boba Tea

OFFERING SUMMARY

Lease Rate:	\$28.64 SF/yr (NNN)
Expense Estimate	\$22.50
Available SF:	1,208 SF
Total Estimated Rent with CAM	\$5,148 month
FF and E for Sale	\$50,000 excludes branded items
Lease Term.	Through 10/31/2027



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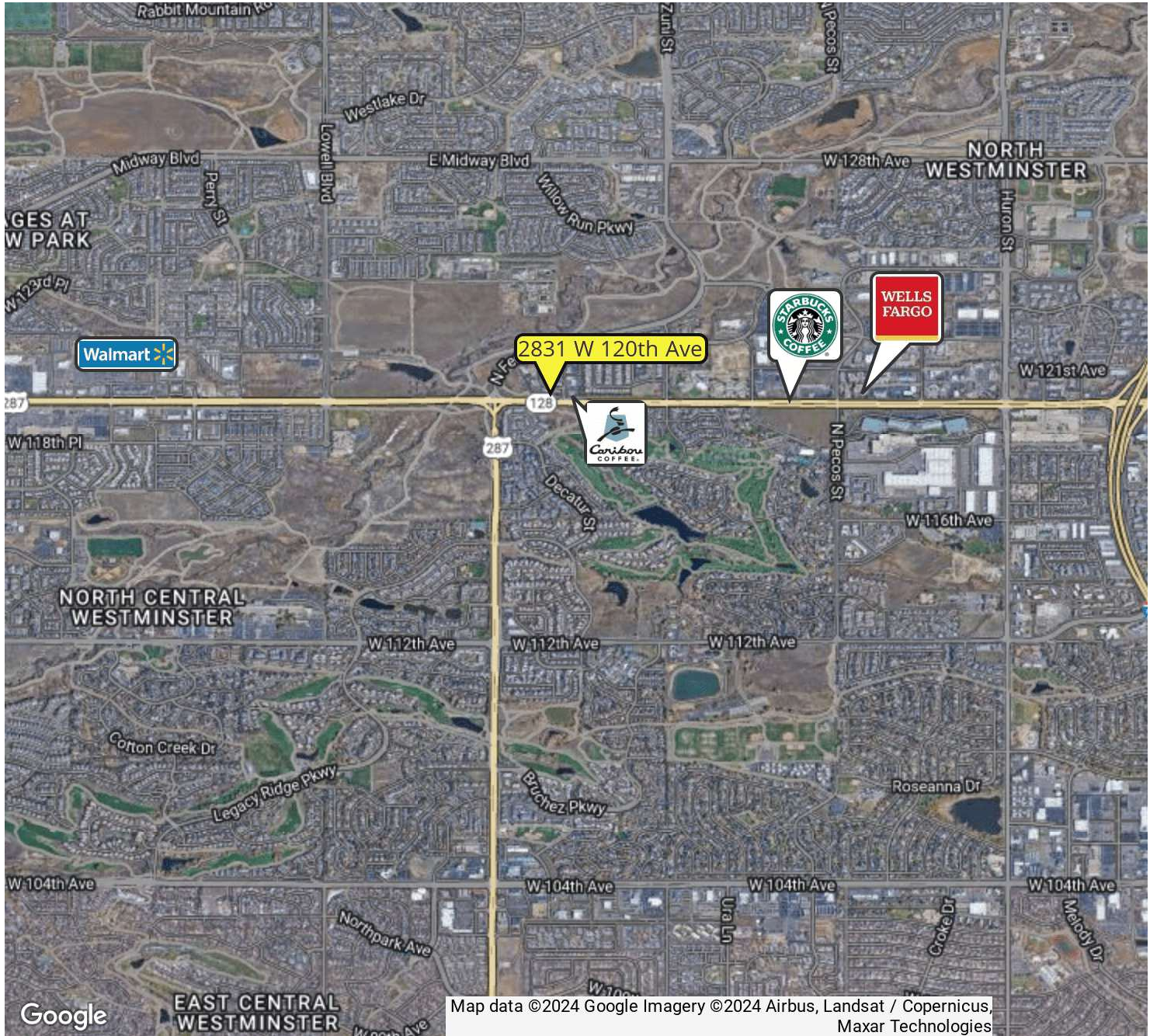
ALG COMMERCIAL

7354 South Alton Way, Suite 101
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RETAIL PROPERTY FOR LEASE

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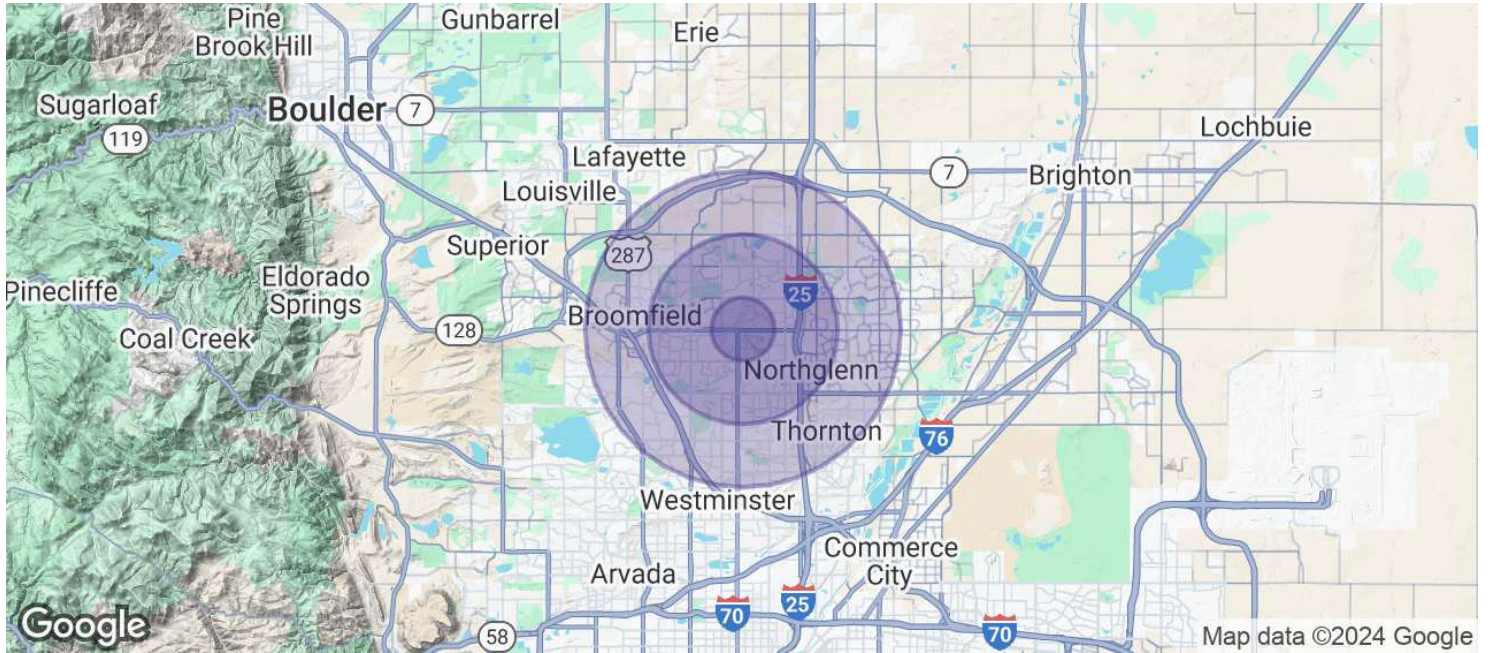
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,747	117,167	298,109
Average Age	41	39	39
Average Age (Male)	40	39	38
Average Age (Female)	42	40	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,763	44,969	112,770
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$142,637	\$132,343	\$120,659
Average House Value	\$680,436	\$605,299	\$561,166

Demographics data derived from AlphaMap



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