

Sheridan Crossing Junior Box

4650 W 120th Ave | Broomfield, CO 80020



FOR LEASE

AVAILABLE

10,000 SF - 15,525 SF

BASE RENT

\$16.00/SF

NNN

\$9.57/SF

CITY/COUNTY

Westminster/Adams

ZONING

PUD ([CLICK HERE](#))

ABOUT THE PROPERTY

- Only junior box opportunity in sub-market
- Located in the retail power center of 120th and Sheridan. Sheridan Crossing has 2.6 Million visits annually per PlacerAI.
- Anchored by Whole Foods, Sprouts, and shadow-anchored by Home Depot, King Soopers, Chuze Fitness, Jax and Walmart.

TRAFFIC COUNTS

W 120th Ave

39,000 VPD

Sheridan Blvd

35,774 VPD

Year: 2024 | Source: DRCOG

PROPERTY DETAILS

- Clear Height: 16'5" east sloping to 15'5" west
- Electrical: 800 amps (to be verified by tenant)
- Column Spacing:
 - 29 feet 5 in column to demising wall
 - 42 feet 3 in column to outside wall
 - 48 feet column to column
- Storefront Width: 71'

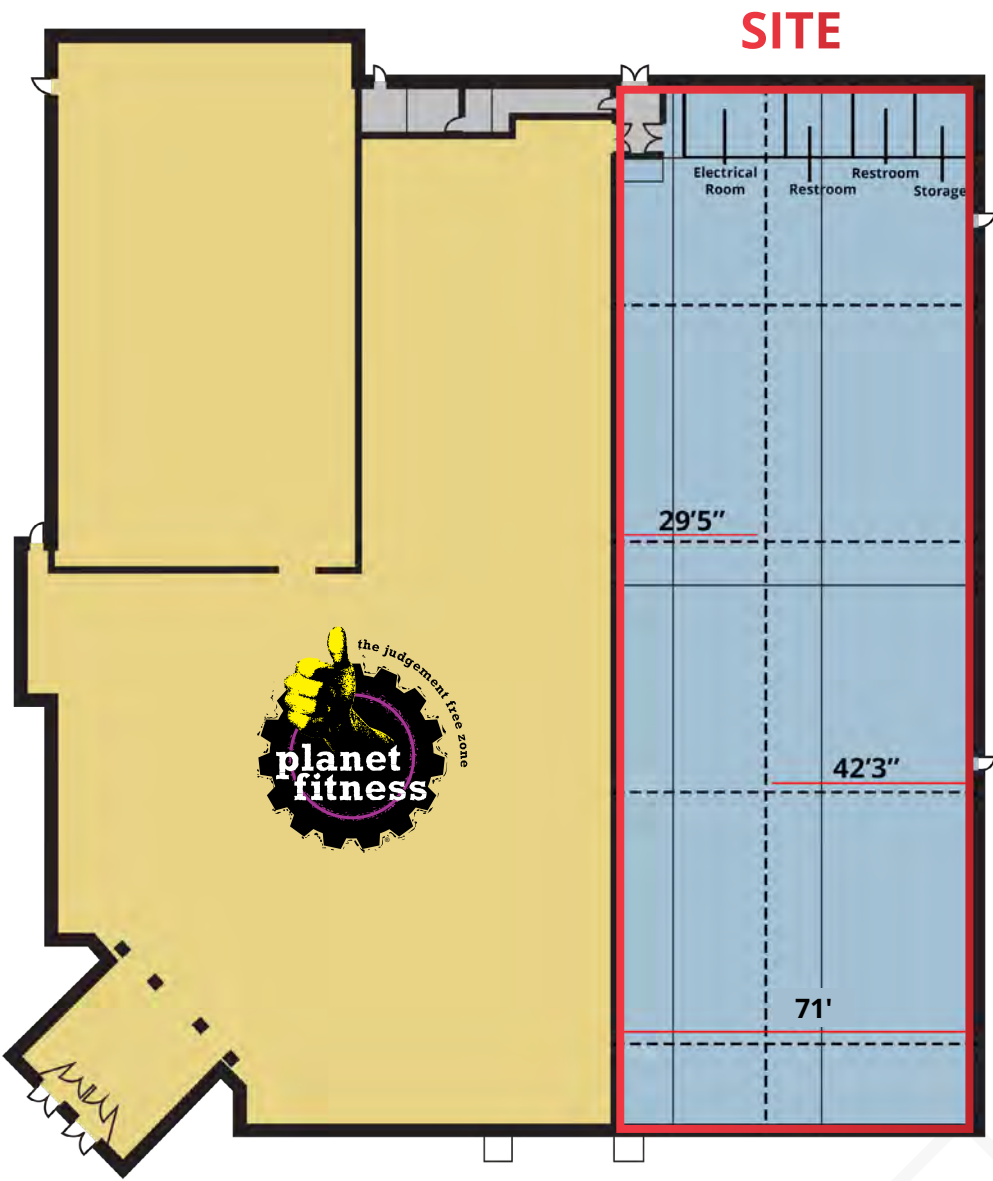
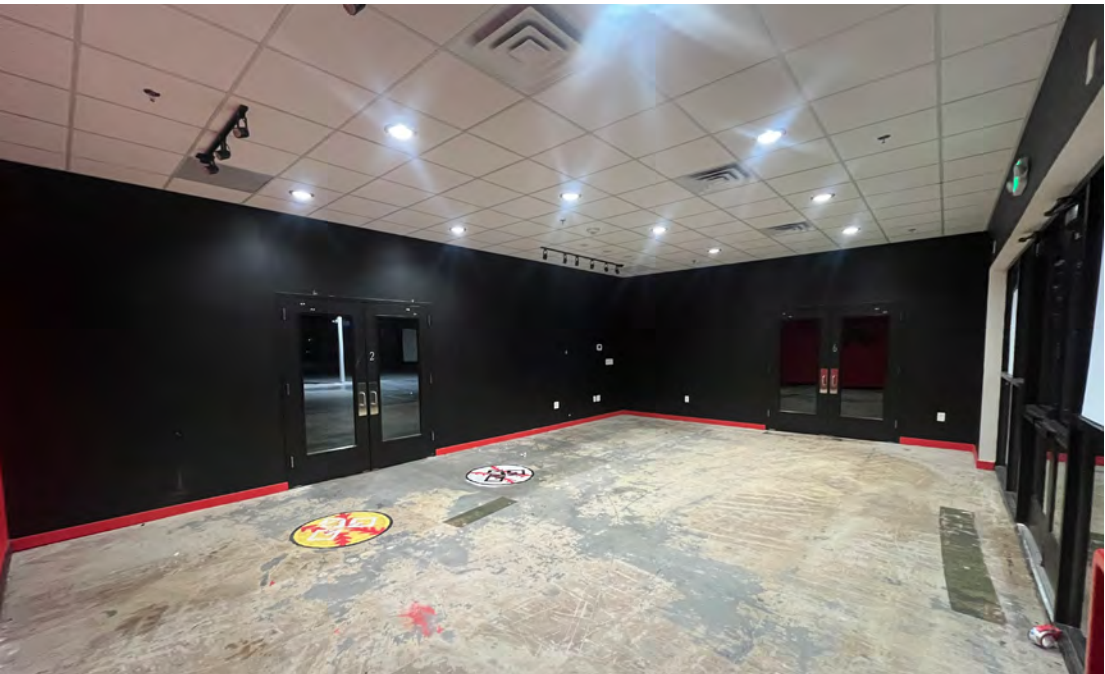
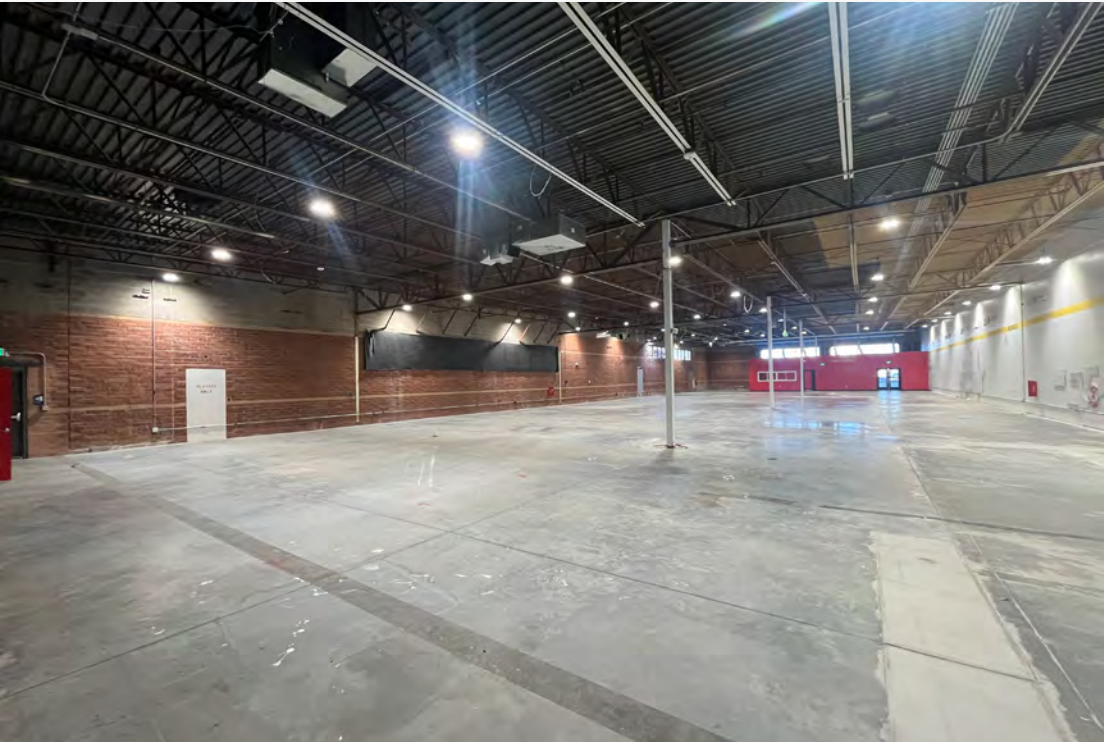
DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	13,355	109,229	272,739
Daytime Population	13,175	102,672	259,747
Avg. Household Income	\$160,976	\$151,467	\$129,889
Estimated Households	4,959	43,484	107,840

Year: 2024 | Source: Esri

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AVAILABLE
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