

1,544–9,888 SF  
RETAIL SPACE  
FOR LEASE

# WESTBROOK SHOPPING CENTER

9140 W. 100TH AVENUE | WESTMINSTER, CO 80021



**KINSEY & COMPANY**  
COMMERCIAL REAL ESTATE

**Jason F. Kinsey**  
Managing Principal  
720-280-5757  
Jason@KinseyCRE.com

**Brady Kinsey**  
Principal  
303-847-1295  
Brady@KinseyCRE.com

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## AVAILABILITY

- SF Available: 1,544 – 9,888 SF
- Pricing: Contact Broker

## TRAFFIC COUNTS

- W 100th Avenue: 21,579 VPD

Source: 2022 MPSI Estimates

## HIGHLIGHTS

- Monument signage opportunity on W 100th Ave (21,579 VPD)
- Located directly to the north of a King Soopers and Ace Hardware anchored shopping center
- NEW OWNERSHIP! Tenant Improvement allowance and rent abatement available for qualified Tenants
- The shopping center is close to Standley Lake High School, Westminster Hills Off-Lease Dog Park, Arista and more
- A12 - A13 is currently built out as a church. This suite can be demised down to 2,994 and 3,120 SF.



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Wadsworth Blvd (36,883 VPD)

W 100th Ave (21,116 VPD)



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W 100th Ave. - 21,579 VPD

**CIRCLE K**  
N.A.P.

N.A.P.

**KING  
Soopers**

N.A.P.

## Tenants

UNIT	TENANT
A1/A2	Angels Adult Care
A3	Red Eye Coffee
A4	Home Cleaning
A5	Hookah
A6	Elevate Lounge
A7	St James
A8	1,544 SF AVAILABLE
A9	Pet Design
A10	3,454 SF AVAILABLE
A12-A13	6,234 SF AVAILABLE
A11	E.motion

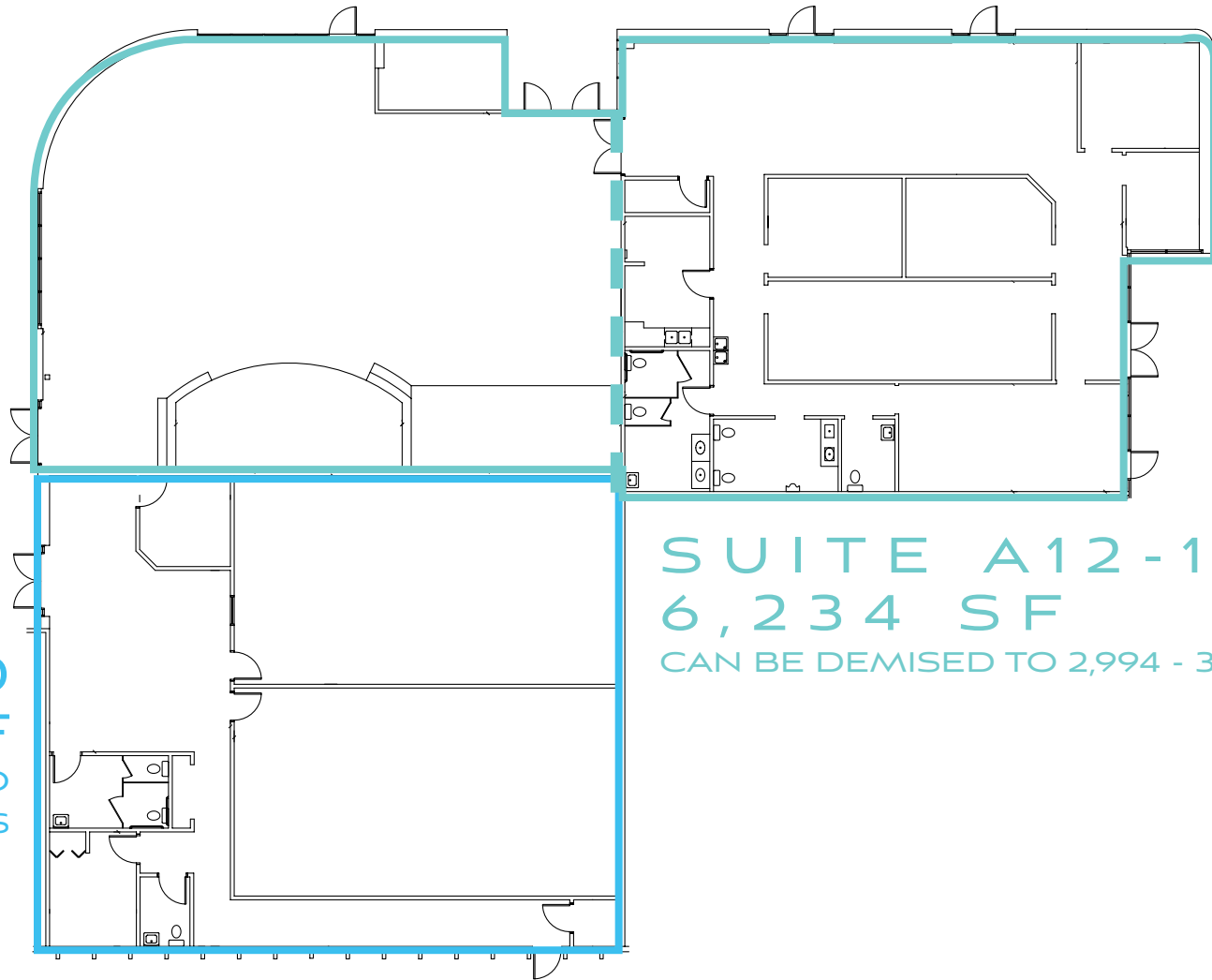
A10  
3,454 SF  
AVAILABLE

A12-13  
6,234 SF  
AVAILABLE



# WESTBROOK SHOPPING CENTER

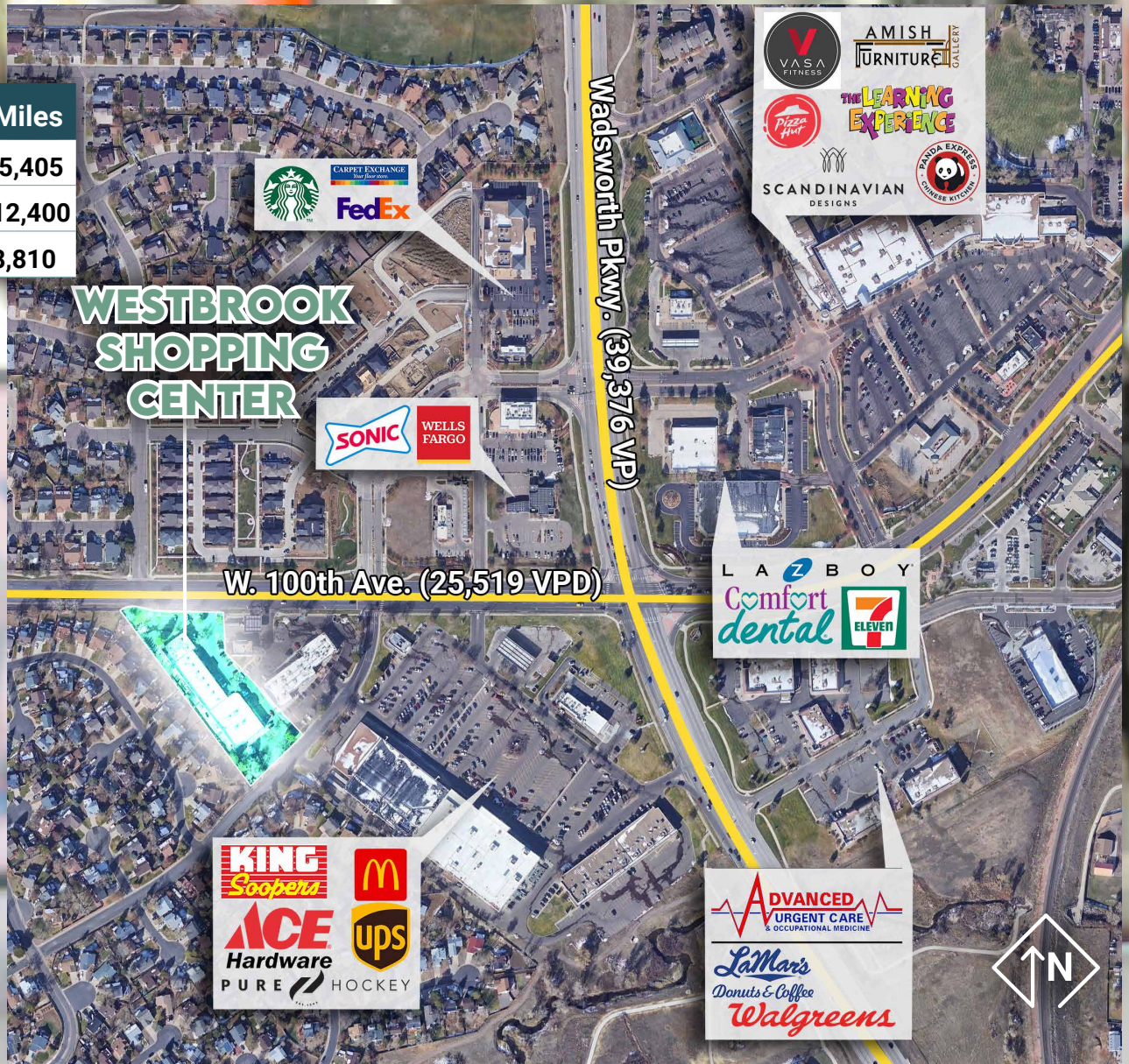
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**SUITE A10**  
**3,454 SF**  
FORMER DANCE STUDIO  
WITH SPRUNG FLOORS

**SUITE A12-13**  
**6,234 SF**  
CAN BE DEMISED TO 2,994 - 3,240 SF

	1 Mile	3 Miles	5 Miles
Population	10,318	72,946	245,405
Average Household Income	\$128,070	\$114,674	\$112,400
Daytime Population	3,239	32,930	88,810



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