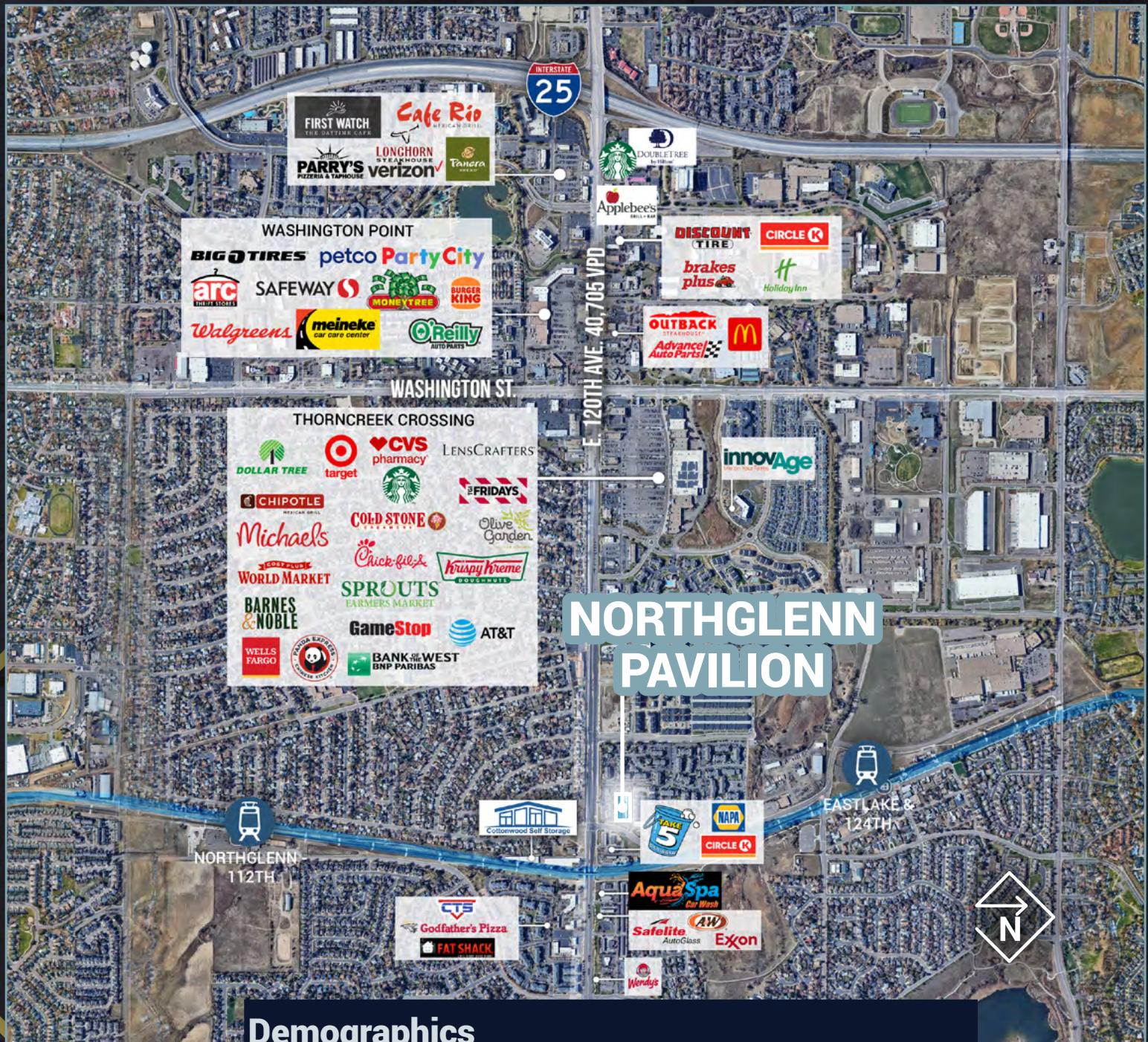


NORTHGLENN PAVILION
2145 E 120th Ave | Northglenn, CO 80233



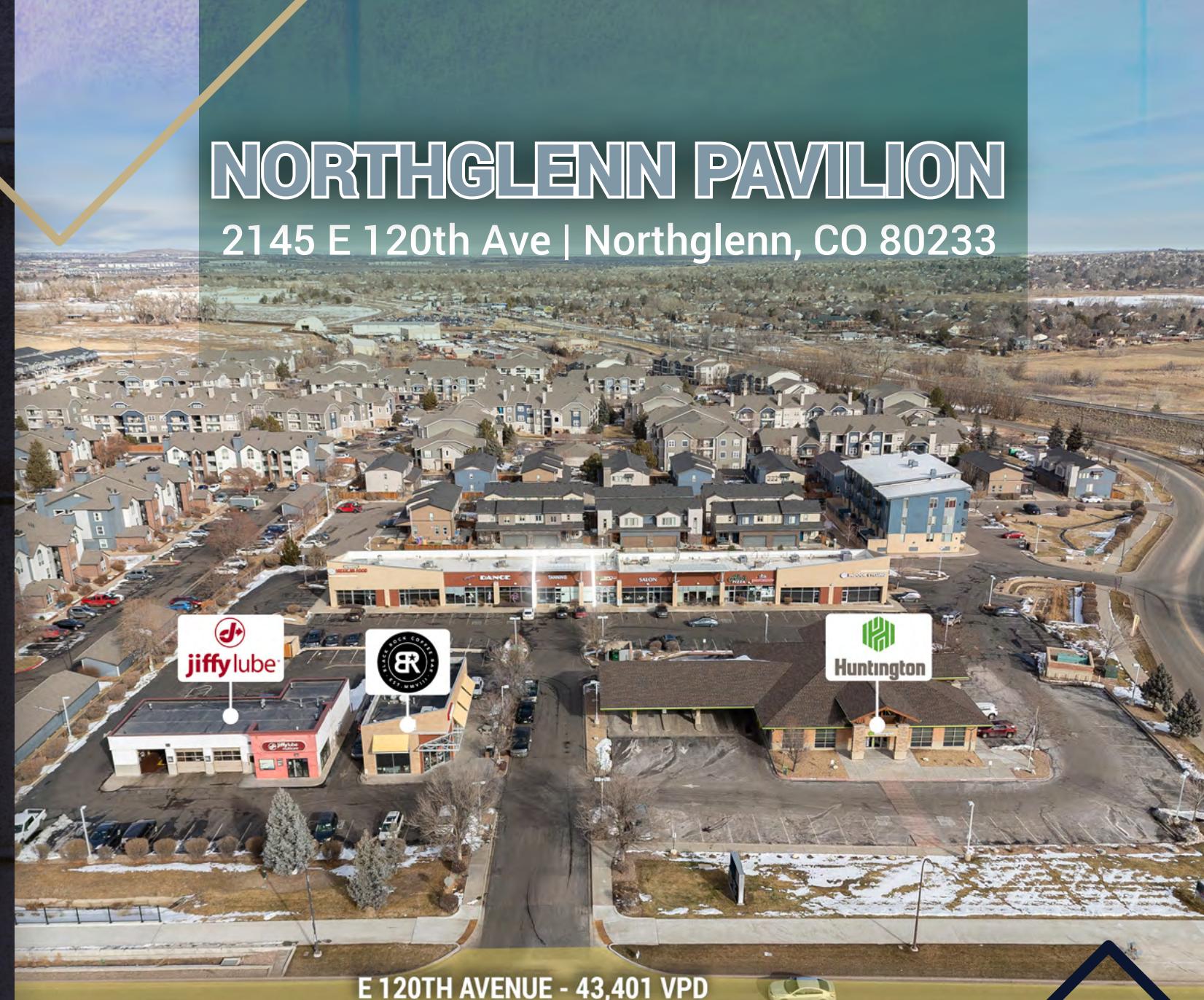
Demographics

	1 Mile	3 Miles	5 Miles
Population	16,576	132,721	279,384
Average Household Income	\$83,905	\$103,365	\$106,904
Daytime Population	4,569	41,158	75,653

Source: CoStar

DISCLAIMER: All of the information contained in this Marketing Brochure has been gathered from reliable sources. Kinsey & Company Commercial Real Estate, LLC makes no guarantee, warranty or representation regarding the accuracy of this information. Photos in this Marketing Brochure may have been enhanced using photo editing software; all prospects are encouraged to visit the property in person to verify its current condition. Interested parties are responsible to independently verify the information contained within this Marketing Brochure.

NORTHGLENN PAVILION
2145 E 120th Ave | Northglenn, CO 80233



1,800 SF RETAIL SPACE
FOR LEASE



KINSEY & COMPANY
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NORTHGLENN PAVILION

2145 E 120th Ave | Northglenn, CO 80233

FOR LEASE

Availability Information

SF Available: 1,800 SF

Pricing: Contact Broker

Traffic Counts

E 120th Ave: 43,401 VPD

Claude Ct: 15,145 VPD

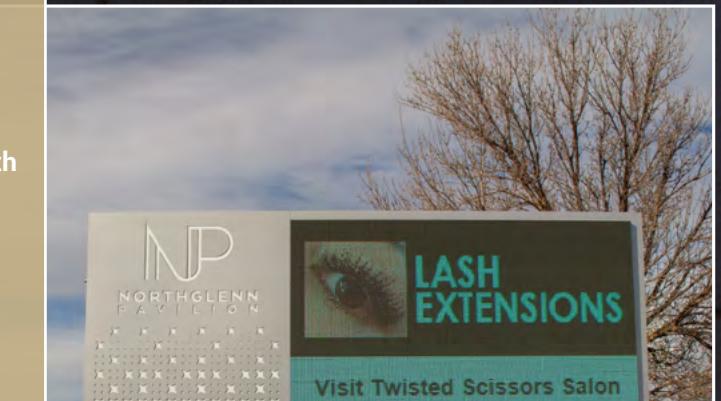
2022 MPSI Estimate

Highlights

- Amazing EMC signage opportunity on monument signage along 120th Ave (43,401 VPD)
- Close proximity to I-25, Eastlake and more.
- Join established co-tenants such as Abo's Pizza, High Ride Indoor Cycling, Deelite Colorado, Huntington Bank and Jiffy Lube.
- Newly signed Black Rock Coffee NOW OPEN!
- Last remaining space is a former tanning salon
- Densely populated area with 16,576 people within a 1 mile radius

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Site Plan

