



J&B BUILDING COMPANY

8933 E Union Ave #216, Greenwood Village, CO 80111
(303) 741-6343
www.jandbbuilding.com



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NORTHGATE SHOPPING CENTER

450 Malley Drive Northglenn, CO 80233

RETAIL FOR LEASE

LEASE RATE \$12.00 / SF NNN
AVAILABLE: 10,296 SF

NORTHGATE SHOPPING CENTER



PROPERTY FEATURES AND CONTACT INFORMATION

- Available: 10,296 SF
- Est. NNN's (2024): \$7.86 / SF
- Newly Remodeled!
- New Monument and Pylon Signage
- Easy access to I-25 and 470
- Great Traffic Counts and Ample Parking
- Anchored by EZ Pawn

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FOR MORE INFORMATION
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NORTHGATE SHOPPING CENTER SITE PLAN



Rates and Availability

Unit 500- 10,296 SF \$12.00 / SF NNN \$ 17,040.00 per month (including NNN)

*Existing use as an event center. This unit can be demised if needed.



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	19,082	147,496	330,348
HOUSEHOLDS	7,284	54,815	116,934
AVG. HH INCOME	\$65,766	\$85,093	\$89,013
BUSINESSES	728	3,533	7,010
EMPLOYEES	7,867	42,326	82,395
TRAFFIC COUNT	31,739 VPD		



Largest Industry Trade GAP, and Potential Users

- AUTO PARTS
- CLOTHING STORES
- MOTOR VEHICLE PARTS
- ELECTRONICS & APPLIANCES
- BAR & RESTAURANT
- FLORISTS
- FURNITURE & HOME FURNISHING STORES
- GENERAL MERCHANDISE STORES
- JEWELRY STORES
- LAWN-, GARDEN EQUIPMENT & SUPPLY STORES
- LEATHER GOODS STORES
- LIMITED SERVICE EATING PLACES
- LUGGAGE STORES
- SHOE STORES
- SPECIALITY
- SPECIAL FOOD SERVICES
- USED MERCHANDISE STORES



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