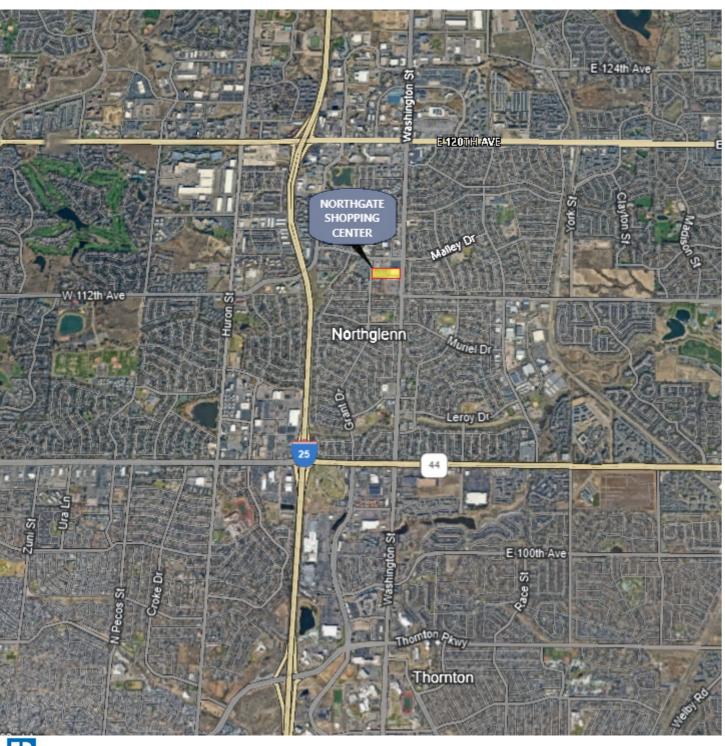


J&B BUILDING COMPANY

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

Peter Kapuranis 303.741.6343 ext. 103 peter@jandbbuilding.com

Steve Peckar 303.741.6343 ext. 105 steve@jandbbuilding.com



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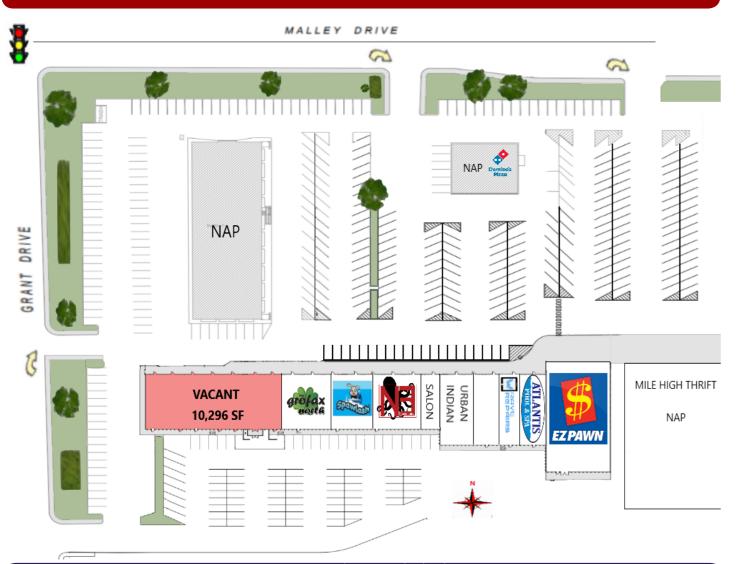
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FOR MORE INFORMATION CONTACT

Peter Kapuranis 303.741.6343 ext. 103 peter@jandbbuilding.com

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 VP	D	



Largest Industry Trade GAP, and Potential Users

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CIOTHING STORES
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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

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