

# 11450 CHEROKEE ST

Northglenn, CO 80234



## PROPERTY HIGHLIGHTS

- Industrial Building along I-25 near 120th
- Traffic count on I-25 250,000 vehicles per day
- End Unit
- Perfect for tenants looking for a North Denver Location
- Monument Signage available at additional cost

## PROPERTY DESCRIPTION

Units B2

Available SF: 2,786

Lease Rate \$11.00 sf/yr nnn

Expenses estimated \$7.50/sf

Two Story Office Area

Unit has a 14' high drive-in-door

SPACES	LEASE RATE B2:	SPACE SIZE
B2	\$11.00 SF/yr	2,786 SF



### BRANDI SPENCER

Senior Broker  
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### ALG COMMERCIAL

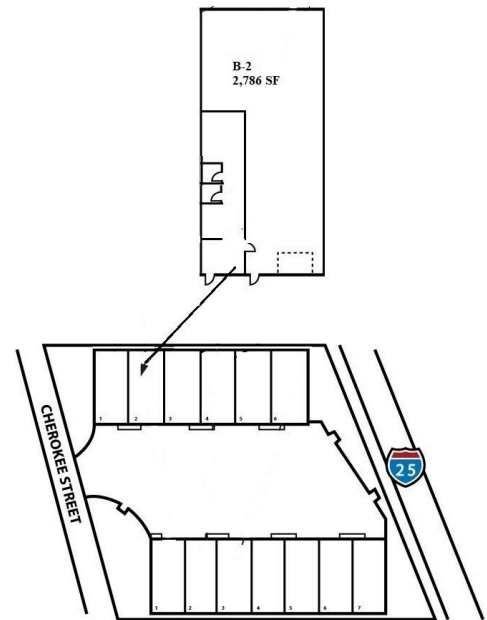
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INDUSTRIAL PROPERTY FOR LEASE

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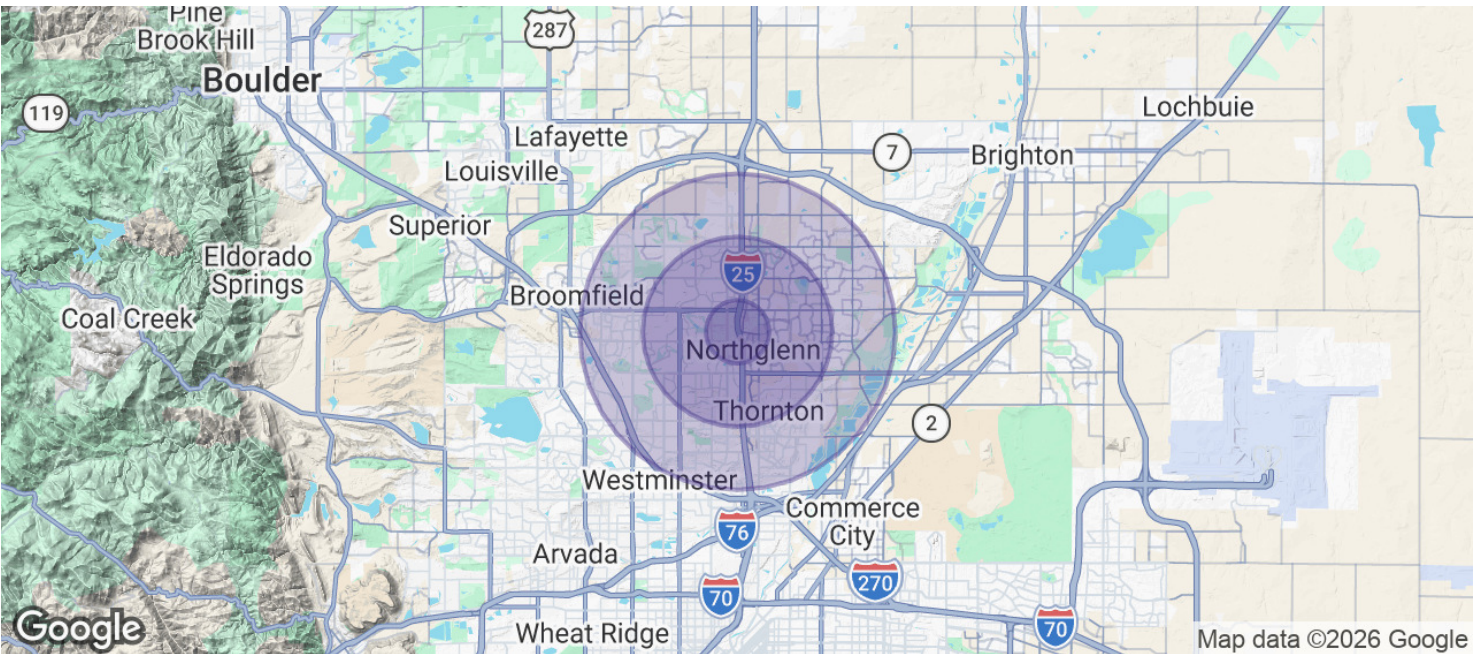
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,117	143,821	339,316
Average Age	32.8	35.6	35.4
Average Age (Male)	31.9	35.1	34.8
Average Age (Female)	33.6	36.1	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,631	53,053	119,953
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$71,422	\$88,629	\$94,948
Average House Value	\$258,694	\$299,980	\$324,330

2020 American Community Survey (ACS)



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