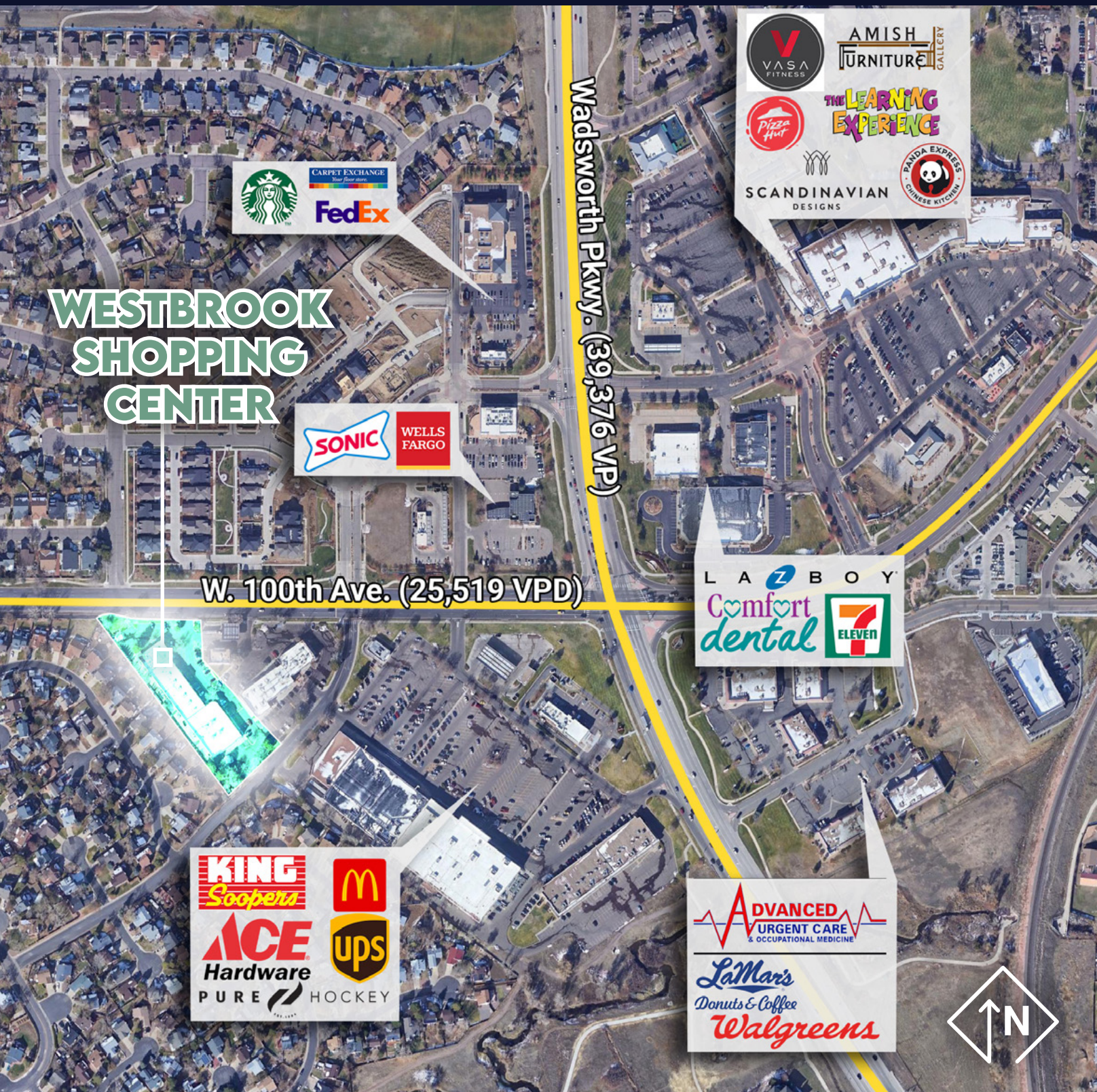


WESTBROOK SHOPPING CENTER
9140 W. 100th Avenue, Westminster, CO 80021



WESTBROOK SHOPPING CENTER

9140 W. 100TH AVENUE
WESTMINSTER, CO 80021



2,134 – 9,688 SF RETAIL SPACE
FOR LEASE

DISCLAIMER: All of the information contain 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. Interested parties are responsible to independently verify the information contained within this Marketing Brochure.



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WESTBROOK SHOPPING CENTER

9140 W. 100TH AVENUE
WESTMINSTER, CO 80021

FOR LEASE

Availability Information

SF Available: 2,134 – 9,688 SF

Pricing: Contact Broker

Traffic Counts

W 100th Avenue: 21,579 VPD

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
- Creative and involved Landlord that keeps the NNNs low and structures win/win leases
- 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 or combined with the neighboring 2,134 SF space

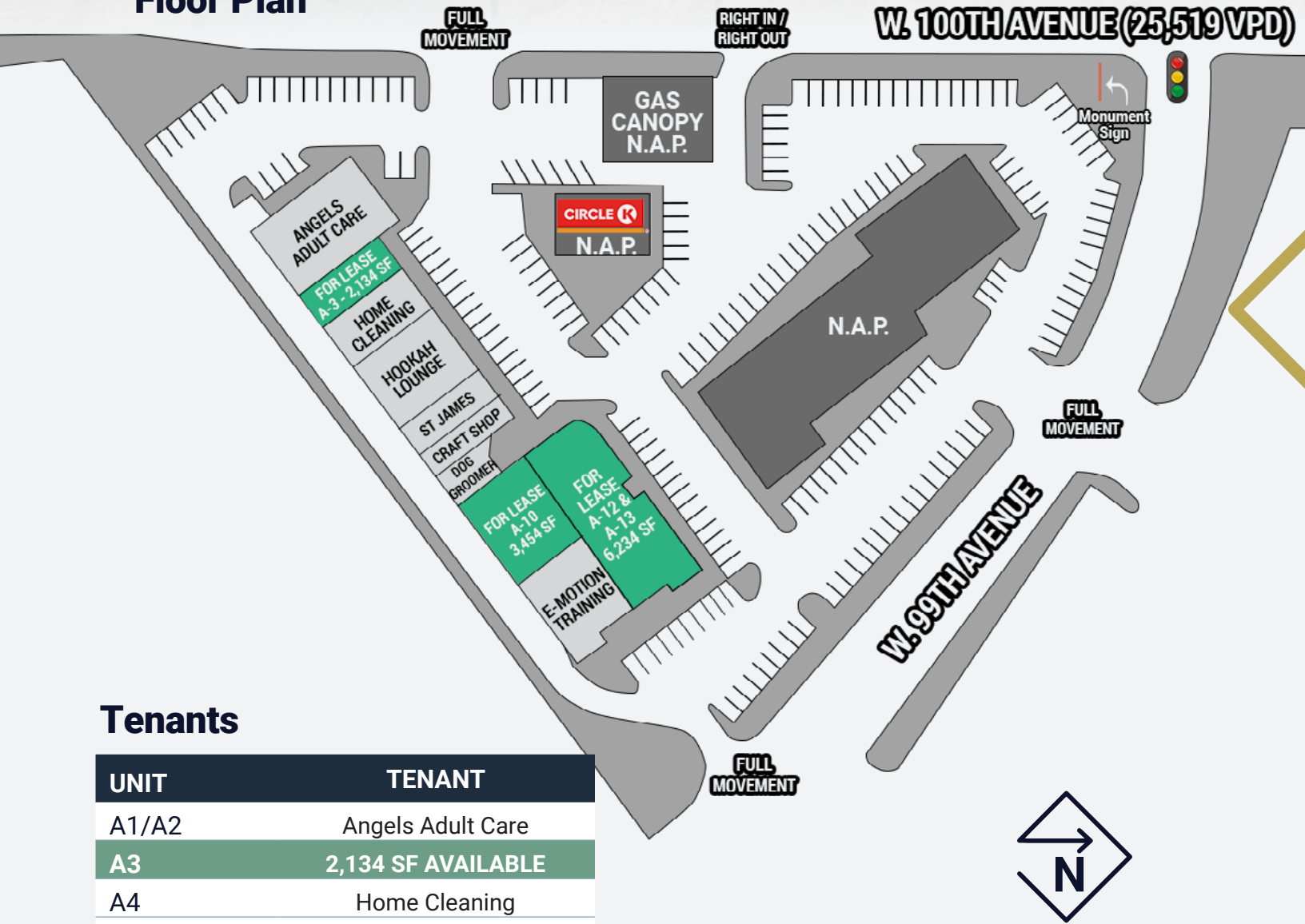


Demographics

	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



Floor Plan



Tenants

UNIT	TENANT
A1/A2	Angels Adult Care
A3	2,134 SF AVAILABLE
A4	Home Cleaning
A5	Hookah
A6	Elevate Lounge
A7	St James
A8	Creative Possibilities
A9	Pet Design
A10	3,454 SF AVAILABLE
A12-A13	6,234 SF AVAILABLE
A11	E.motion

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