

VILLAGE AT PARK CENTRE
1171 W 120th Avenue | Westminster, CO 80234

1,623 SF
FOR LEASE
WITH FRONTAGE
ON 120TH AVE

VILLAGE AT PARK CENTRE

1171 W 120th Ave, Westminster, CO 80234



JOIN NATIONAL CO-TENANT FEDEX OFFICE



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

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VILLAGE AT PARK CENTRE

1171 W 120th Avenue
Westminster, CO 80234

Availability Information

Pricing: Contact Broker
SF: 1,623 SF

Traffic Counts

W 120th Ave: 57,156 VPD
Source: 2022 CoStar Estimates

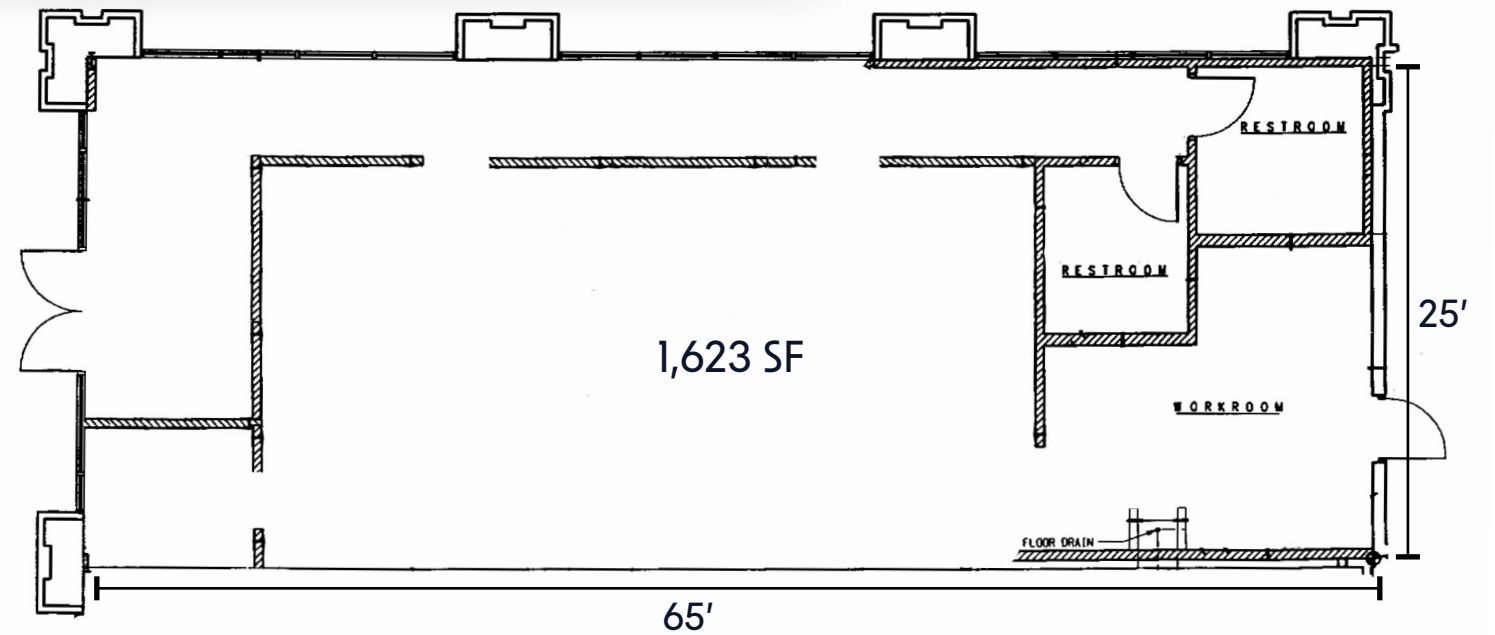
Highlights

- Former photography studio. Prior to this, the unit was occupied by a Coffee Shop so there is existing plumbing that is capped in the space.
- Signage availability along W 120th Avenue, which is one of the main thoroughfares throughout Westminster.
- The property is situated within the Village at Park Centre, which has co-tenants such as Homegrown Tap & Dough, Perdida, Hooters, Mad Greens, Chili's and more
- The unit currently has:
 - Space dimensions are 25' wide by 65' deep
 - Exposed ceiling
 - One (1) 400 amp electrical panel
 - New roof and HVAC in 2021
 - One 10-ton RTU

Demographics

	1 Mile	3 Miles	5 Miles
Population	12,375	121,936	326,306
Average Household Income	\$82,331	107,210	\$108,020
Daytime Population	17,164	47,537	97,395

FLOOR PLAN



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