

AVAILABLE

Shops at Walnut Creek

10436 - 10449 Town Center Dr | Westminster, CO



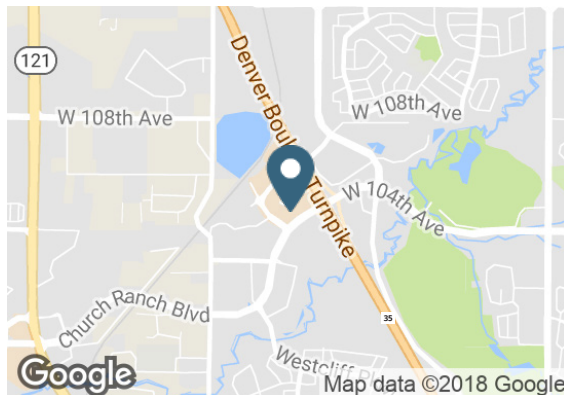
Overview

AVAILABLE	2,802 - 7,153 SF
RATE	Contact broker for rates
NNN	\$11.65 / SF

Description

- Exciting new tenants: Sephora, Mochinut, Island Fin Poke & Quinto's Pizza! New Deals Opening Soon
- Second-generation restaurant space available
- Strong traffic counts on US-36/Denver-Boulder Turnpike and Church Ranch Boulevard
- Adjacent to top performing theater in the state, ice center, multiple hotels and restaurants, and the Church Ranch Business Park

Tenants



Demographics

	1 MILE	3 MILE	5 MILE
Current Population	6,196	100,103	281,329
Total Households	2,447	40,758	110,501
Average HH Income	\$141,007	\$125,159	\$121,081
Daytime Population	8,946	93,820	250,317

Year: 2022 | Source: Esri

Traffic Counts

Highway 36: se/o 104th Ave	94,000 VPD
Church Ranch Blvd: w/o Highway 36	33,392 VPD
104th Ave: e/o Highway 36	38,000 VPD

Year: 2022 | Source: Esri

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* Divisible for Retail/Restaurant End Cap with Patio

UNIT	TENANT	SIZE (SF)
1	LensCrafters	3,010
2	European Wax Center	1,258
3, 4, 5	Road Runner	5,517
6	Pacific Dental Services	5,323
7	AVAILABLE / Former Retail	7,153
8	Buffalo Wild Wings	5,601
9	East Moon Asian Bistro & Sushi	6,255
11	Artemis Revolution	2,575
12	Lash Lounge	922
13	Qdoba Mexican Grill	2,400
14	Cold Stone Creamery	1,521
15	Mathnasium	1,404
16	V.I.P. Nails	2,680
17	Mochinut (Donuts/Hotdogs/Boba)	1,546
18	Quinto Pizzeria	3,388
19	Centre Salon and Spa	3,048
20	AVAILABLE / 1/2 grey shell, 1/2 former Acupuncturist	2,808 SF

UNIT	TENANT	SIZE (SF)
21	Omaha Steaks	1,170
22	Nothing Bundt Cake	2,032
23	Massage Envy	3,552
24	Sephora	5,000
25	AVAILABLE / Former Fitness	4,718
26	Skechers	7,200
27	Dollar Tree	10,000
28	Michaels	20,568
29	TJ Maxx	50,194
30	Old Navy	15,331
31	PetSmart	27,135
33	Bonefish Grill	5,577
34	Hacienda	7,671
35	Xfinity	4,002
36a	Stretchlabs	1,500
36b	Island Fin Poke	1,637
36c	Chicken Rebel	1,500



Standley Lake High School
1,350 Students

SCANDINAVIAN RESTAURANT
LAB BOY
AMISH FURNITURE
7-ELEVEN
Papa Murphy's

Starbucks
CARPET EXCHANGE
FedEx Kinko's
WELLS FARGO
SONIC

KING SOFTS
ACE Hardware
Jump & City
McDonald's
SUBWAY

CALIBER
Walgreens

Jefferson Academy Elementary School
742 students

Target
PET SMART
TJ-MAXX
HomeGoods
xfinity
Starbucks
Michaels
Macaroni Grill
DOLLAR TREE
QDOBA
COLD STONE
SKECHERS
ME Massage Envy
BONEFISH GRILL

PATACOS
TACO
Dave & Buster's
SMASH BURGER
MOD PIZZA
Snooze

KACHINA
Ice Centre
WESTIN

Westminster City Park

Centura Health
CAMP BOW WOW

KinderCare

DRURY INN
Jockey Club
verizon

Mercedes-Benz
SCL Health
Shane Co

Butterfly Pavilion
320,000+ annual visitors

HYATT PLACE
Marriott
SPRINGHILL

QUALITY



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	1 mile	3 miles	5 miles
Population			
2010 Population	5,239	90,172	249,447
2020 Population	6,165	98,698	277,531
2022 Population	6,196	100,103	281,329
2027 Population	6,575	102,957	286,985
2010-2020 Annual Rate	1.64%	0.91%	1.07%
2020-2022 Annual Rate	0.22%	0.63%	0.61%
2022-2027 Annual Rate	1.19%	0.56%	0.40%
2022 Male Population	49.7%	49.5%	49.6%
2022 Female Population	50.3%	50.5%	50.4%
2022 Median Age	38.1	38.4	37.7
Households			
2010 Households	1,861	35,755	96,782
2020 Households	2,444	40,018	108,556
2022 Households	2,447	40,758	110,501
2027 Households	2,599	42,063	113,111
2010-2020 Annual Rate	2.76%	1.13%	1.15%
2020-2022 Annual Rate	0.05%	0.82%	0.79%
2022-2027 Annual Rate	1.21%	0.63%	0.47%
2022 Average Household Size	2.51	2.45	2.53
Housing Units			
2022 Total Housing Units	2,616	42,601	115,480
2022 Owner Occupied Housing Units	1,681	27,255	72,145
2022 Renter Occupied Housing Units	766	13,503	38,357
2022 Vacant Housing Units	169	1,843	4,979
Race and Ethnicity			
2022 White Alone	76.0%	74.4%	68.1%
2022 Black Alone	1.7%	1.6%	1.6%
2022 American Indian/Alaska Native Alone	0.8%	0.9%	1.3%
2022 Asian Alone	6.7%	5.2%	5.0%
2022 Pacific Islander Alone	0.1%	0.1%	0.1%
2022 Hispanic Origin (Any Race)	14.3%	17.9%	26.3%
Income			
2022 Median Household Income	\$105,656	\$97,783	\$89,841
2022 Average Household Income	\$141,007	\$125,159	\$121,081
2022 Per Capita Income	\$57,740	\$51,031	\$47,511
2022 Population 25+ by Educational Attainment			
Total	4,492	71,304	195,841
High School Graduate	17.7%	16.6%	18.3%
GED/Alternative Credential	4.7%	3.2%	3.9%
Some College, No Degree	19.6%	19.7%	19.1%
Associate Degree	9.2%	9.4%	9.4%
Bachelor's Degree	26.2%	29.9%	26.8%
Graduate/Professional Degree	17.7%	16.5%	14.8%
Daytime Population			
2022 Total Daytime Population	8,946	93,820	250,317
Workers	6,171	51,835	124,560
Residents	2,775	41,985	125,757

Source: Esri, Esri-Data Axle, U.S. Census