



# FORMER URGENT CARE AVAILABLE FOR LEASE



# HURON CENTER

1050 W. 104th Ave. | Northglenn, CO 80234

- 5,280 SF end-cap space
- Formerly an Urgent Care
- Available immediately
- Contact Broker for Lease Rates & NNN's
- 16 surface spots in front of space

Contact Broker:

**LANCE EBERHARD**  
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BROKERAGE DISCLOSURE

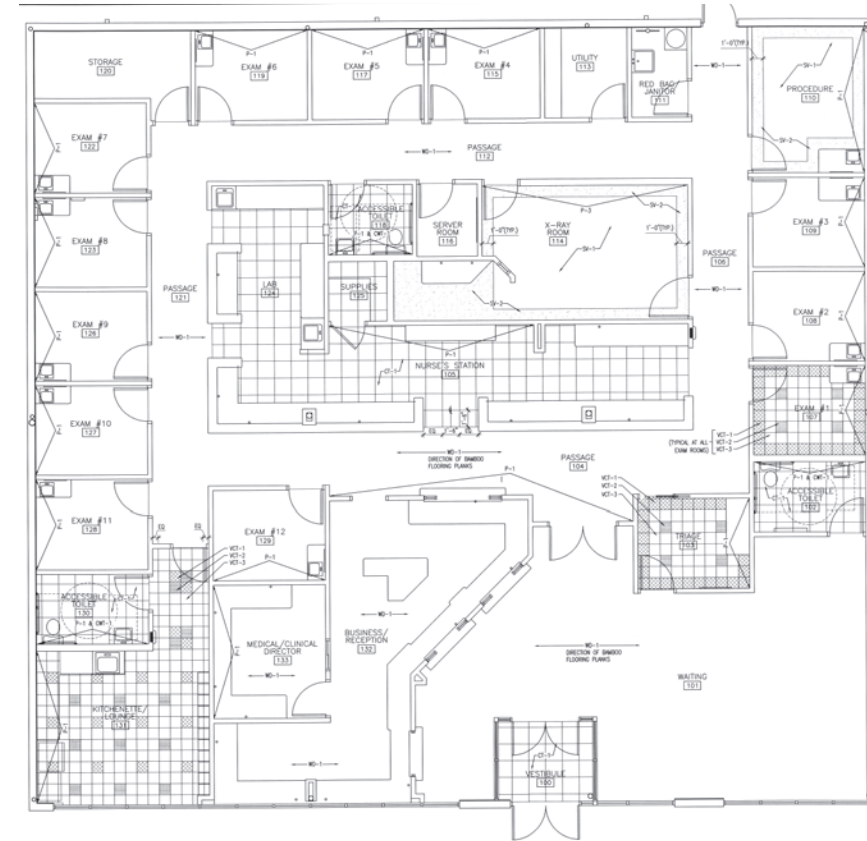
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## HIGHLIGHTS

- Fully built-out Urgent Care
- Direct visibility to 104th Ave. with over 40K VPD
- Close proximity to I-25
- Dense retail corridor of Northglenn



## FLOOR PLAN



## TRAFFIC COUNTS

- W. 104TH Ave. W/O Huron St.: **40,344 VPD**
- W. 104th Ave. E/O Huron St.: **41,245 VPD**

2024/2025 MPSI estimates

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Total Population	15,896	153,475	355,100
2025 Total Daytime Population	16,006	133,246	300,070
Average Household Income	\$114,349	\$110,911	\$118,851
Average Home Value	\$499,469	\$508,125	\$553,828

Source: Esri 2026



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