

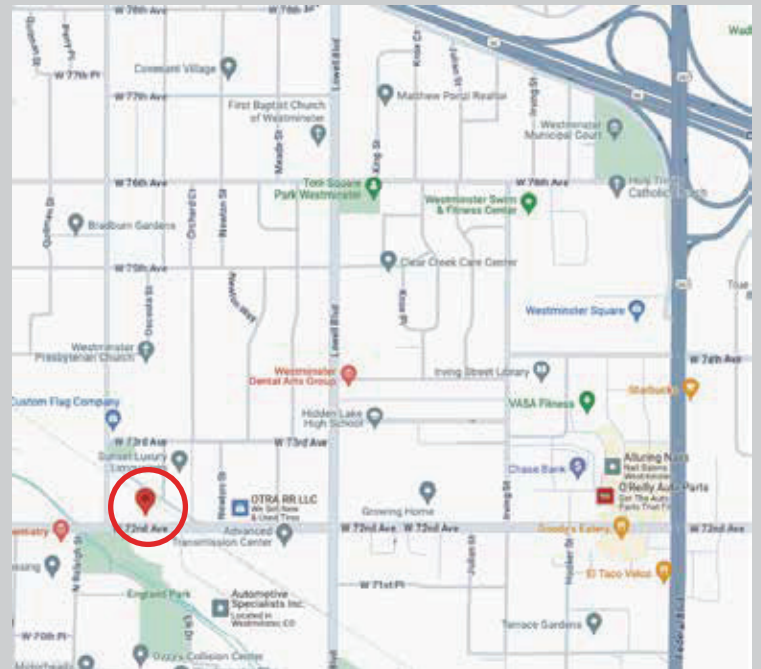
# BUILDING FOR LEASE

**3939 W. 72nd Ave., Westminster, CO 80030**



## PROPERTY INFORMATION

- UNIT Size: 2,525 SF
- Lease Rate (NNN): \$15.00 SF
- Operating Expenses: \$6.02 SF (est. 2025)
- Available: Immediately
- Parking: Ample
- Ceiling Height: 13ft
- Zoning: C-1 (density schedule)
- Comprehensive Plan (CP) Designation: Mixed-Use-Neighborhood
- Overhead Doors: 2
- Layout: Small office with large open shop



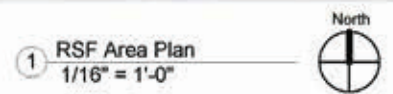
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## COMMERCIAL REAL ESTATE

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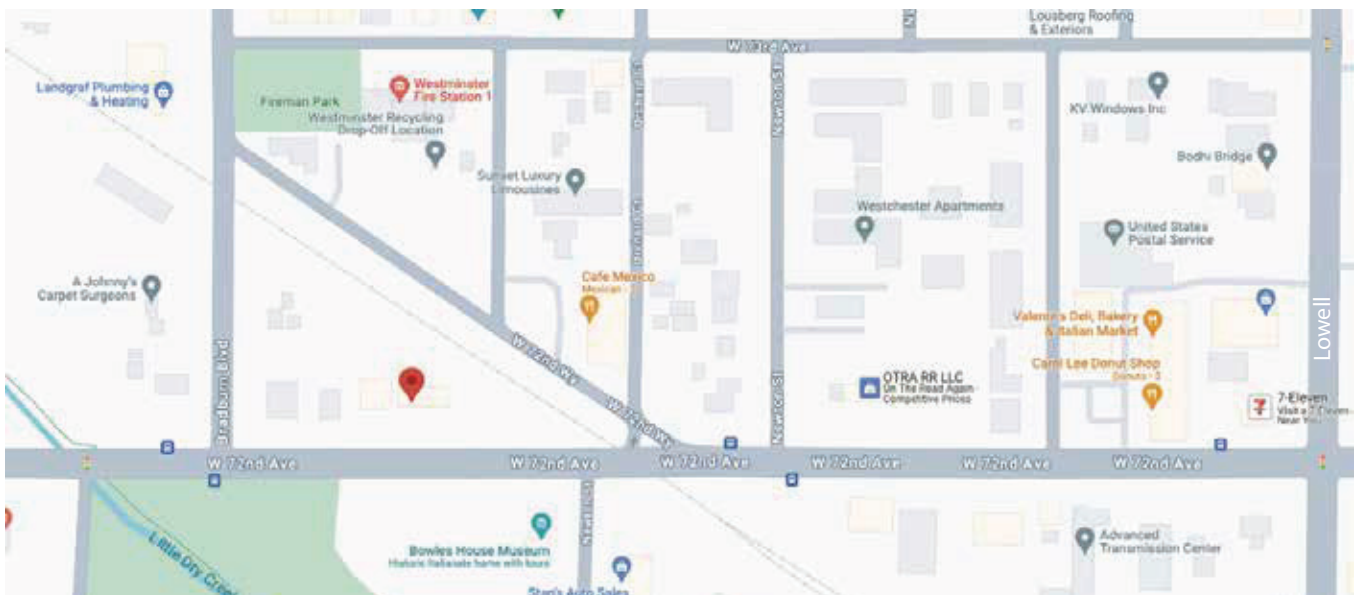


### PROPERTY HIGHLIGHTS

- Commercial zoning allows for many potential uses including automotive accessories, retail, showroom, production, etc.
- 20,000 cars per day on 72nd Ave.
- Population of 358,000 within a 5 mile radius.
- Average household income within 5 miles is \$98,228.00

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