

PLAZA NORTHWEST

6050-6080 West 92nd Avenue, Westminster, CO 80031

**PROPERTY DESCRIPTION**

Two spaces available at busy stripcenter

PROPERTY HIGHLIGHTS

- Located on 92nd Ave and I-36 in Westminster
- Traffic Count on 92nd Ave over 32,000 a day
- Ample Parking/Easy Access to I-36
- Close to Costco
- Great Tenant Mix
- Medical-Retail Space - 14 Private Offices (most with sinks/plumbing), reception/breakroom/filing room/bathrooms)
- Corner Space - Bathroom/Changing Rooms, Potential gym buildout

Lease Rate:	\$22.00 SF/yr (NNN)
NNN Expenses:	\$9.69 SF (2026)
Available SF:	3,250 - 5,200 SF
Lot Size:	2.791 Acres
Building Size:	27,784 SF

SPACES	LEASE RATE	SPACE SIZE
Medical Office Space	\$22.00 SF/yr	3,250 SF
Unit 100 - Corner Space	\$22.00 SF/yr	5,200 SF

**DANCHEN ASTLE**

Principal/Broker
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danchen@algcommercial.com

**BRANDI SPENCER**

Senior Broker
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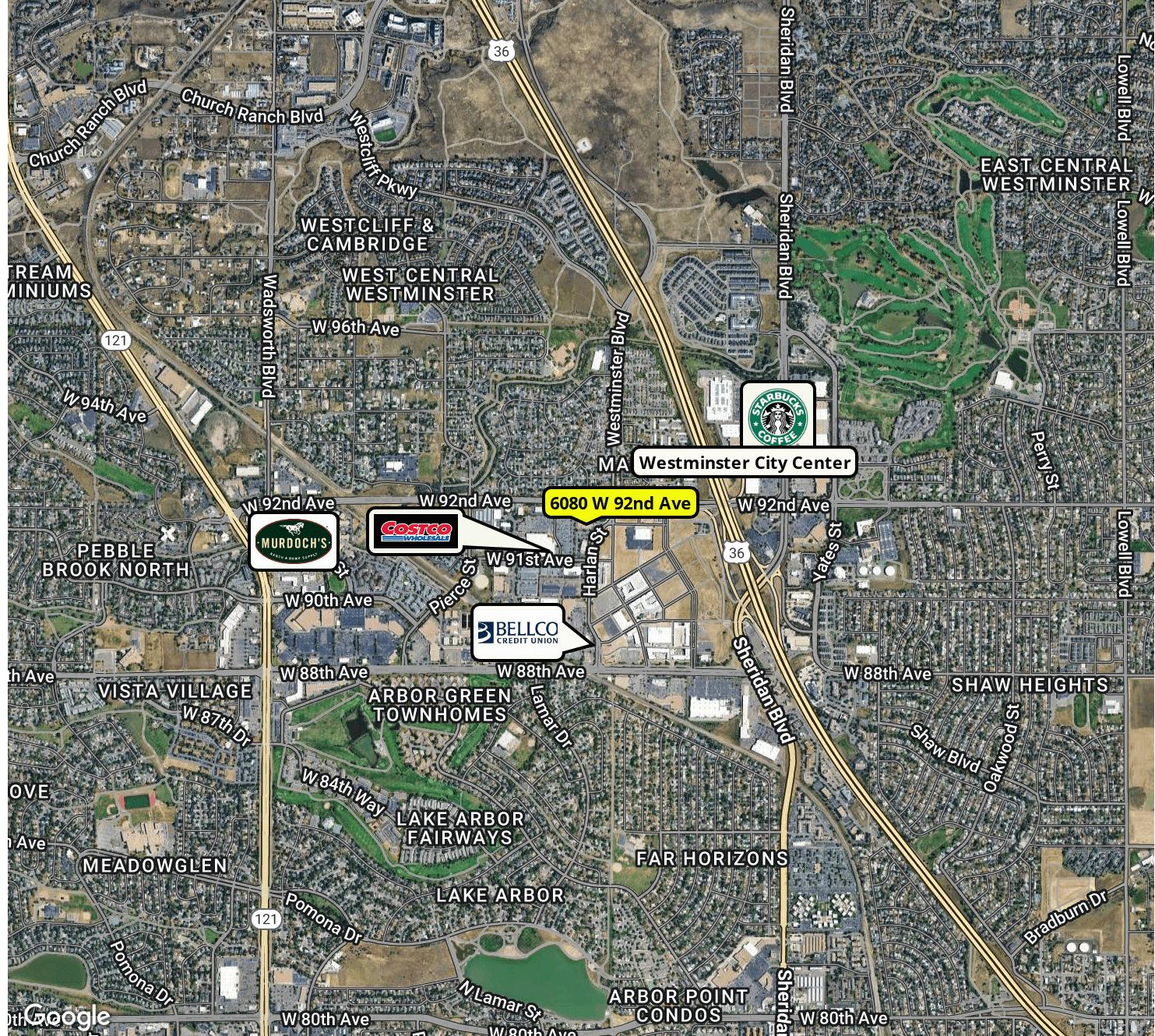
ALG COMMERCIAL

7354 South Alton Way, Suite 101
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RETAIL PROPERTY FOR LEASE

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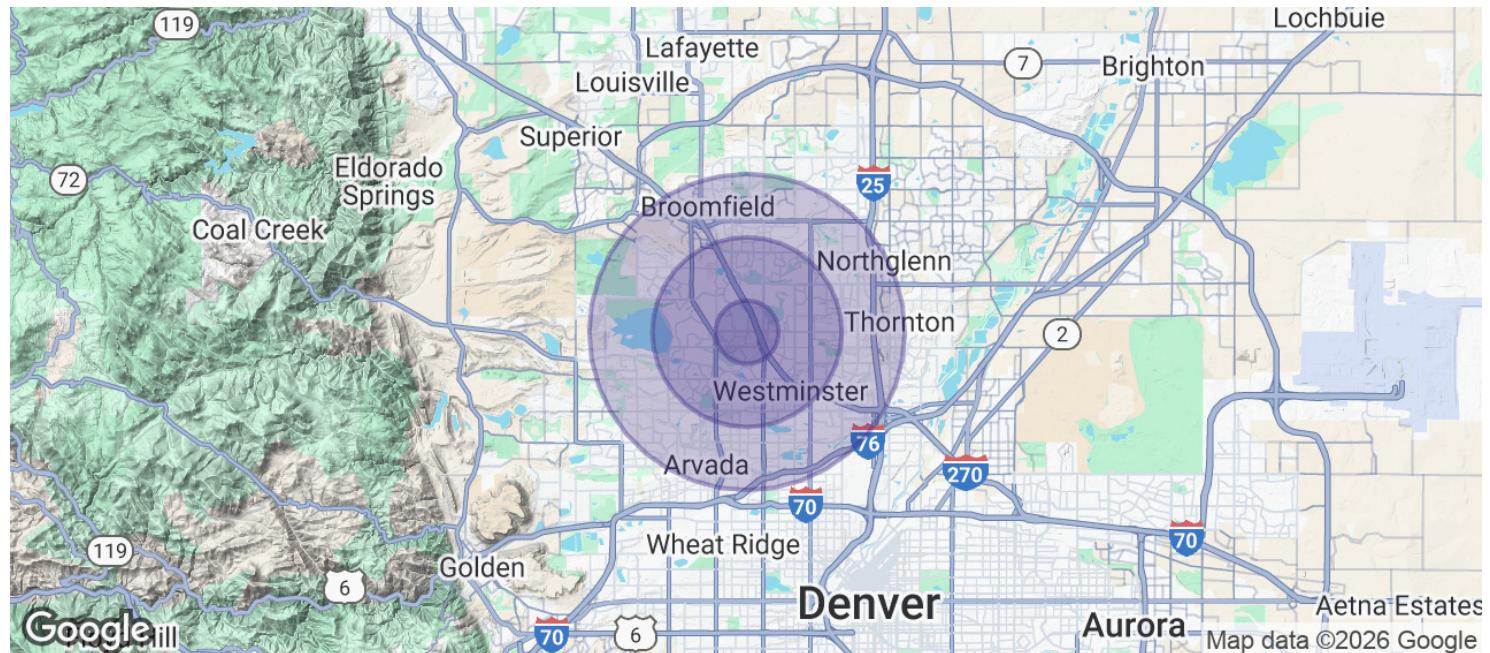
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,540	132,528	321,168
Average Age	38	40	39
Average Age (Male)	38	39	38
Average Age (Female)	39	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,751	52,329	123,856
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$112,313	\$111,470	\$109,209
Average House Value	\$503,664	\$528,529	\$541,415

Demographics data derived from AlphaMap

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