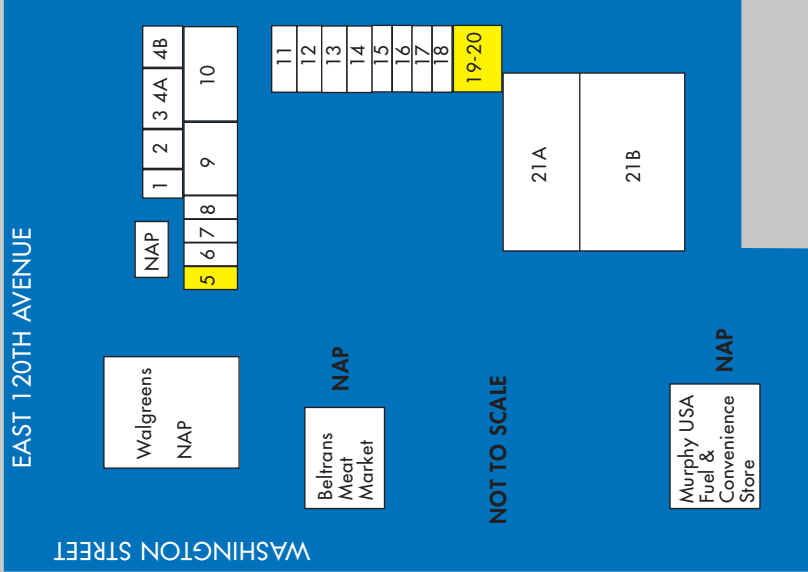


Hi Profile Retail Available!

120th & Washington

Northglenn, CO.



WASHINGTON CENTER

Unit #	Tenant	SF
1	Classic Eyebrow	487
2	Fred Loya Insurance	960
3-4A	Smashburger	2,200
4B	Subway	1,556
5	AVAILABLE	656
6	Barber Shop	1,100
7	Chinese Buffet	1,750
8	Cigarettes & More	1,100
9	@Cheers	5,364
10	5280 Reptile Room	5,034
11	Mexican Restaurant	1,800
12	Texas Mobile	1,200
13	R&M Liquors	1,800
14	Ice Cream Shop	900
15	National Driver	1,500
16	Accountant	1,200
17	Glam Shop Nails	1,800
18	Annabelle's Alterations	600
19-20	AVAILABLE	3,480
21A	Community Medical Services	3,398
21B	CSL Plasma	12,652

Available: 656 and 3,480 SF

Total Center: 80,000 SF
(Including Shadow Anchors)

Lease Rate: Varies NNN

Pass-Thrus: \$9.77 PSF

Parking: Over 5.3 per 1,000 SF

Visits: 1.4M last 12 months
*(*per Placer All)*

Demographics:

1 Mile	3 Mile	5 Mile
17,670	139,485	310,117
\$61,222	\$90,687	\$90,335

Traffic Count:
Over 100,000 per day!

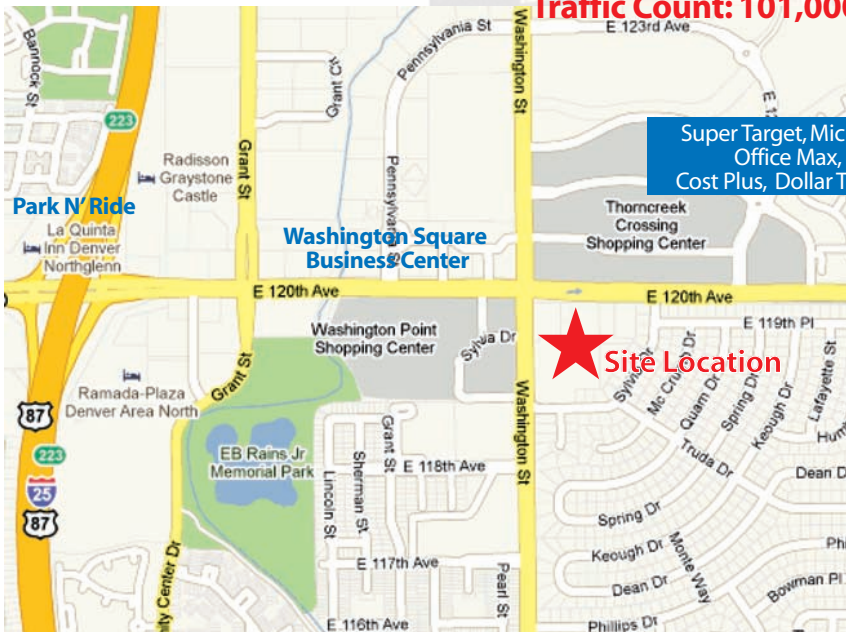
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High Profile Space
Located at One of Suburban Denver's
Busiest Retail Intersections
Anchored by Walgreens and CLS Plasma
Attractive Pylon Signage Facing 4 Directions
Reasonable Rents at High Rent Intersection

Traffic Count: 101,000 per day



Super Target, Michaels, Barnes & Noble,
Office Max, Linens & Things,
Cost Plus, Dollar Tree, Famous Footwear

Site Location

All information is deemed reliable and subject to change. All company names and map are property of the listed companies.