



Valle Vista

RETAIL SPACE FOR LEASE AND PAD
SITE FOR SALE

3003 - 3013 W 104th Ave, Westminster, CO



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COMMERCIAL REAL ESTATE

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RETAIL SPACE FOR LEASE & PAD SITE FOR SALE

Availability Information:

Space Size: 1,250- 2,210 SF

Pad Site Size: .825 Acres

Pricing: Contact Broker

Traffic Counts:

Federal Boulevard: 27,051 VPD

W 104th Avenue: 27,205 VPD

MPSI 2020 ESTIMATES

Demographics:

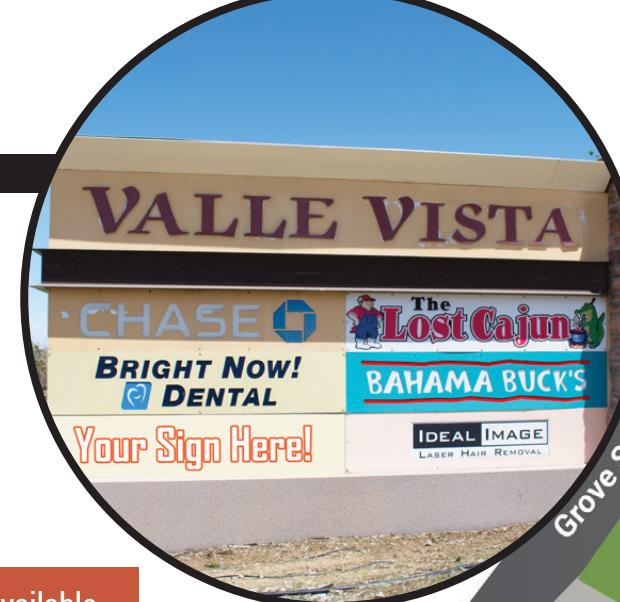
	1 Mile	3 Miles	5 Miles
Population	14,384	135,770	367,695
Average Household Income	\$115,442	\$94,856	\$98,172
Daytime Population	2,403	53,786	112,781

COSTAR DEMOGRAPHICS



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Highlights:

- Former tanning space available (Suite 7 - 2,210 SF)
- Join neighboring tenants such as Vivo Infusion, Chase Bank, Bahama Buck's, Bright Now! Dental, Ideal Image and more
- Located right off of busy 104th Ave and Federal Blvd (over 54,000 combined vehicles per day!)
- Across from King Soopers and Safeway

Site Plan:



Suite	Tenant	Suite	Tenant
1	GET FRESH BARBERSHOP	5	BAHAMA BUCK'S
2	Ideal Image [®] MedSpa	6	NAVAH COFFEE HOUSE
3	THE ORIGINAL CHUBBY'S	7	FOR LEASE - 2,210 SF
3A	FOR LEASE - 1,235 SF	8	NAIL SALON
4	Bright Now! Dental	9	VIVO infusion
5A	LEANNA ORGANICS	10	TOKYO HOUSE RAMEN

