



# Valle Vista

RETAIL SPACE FOR LEASE AND PAD  
SITE FOR SALE

3003 - 3013 W 104th Ave, Westminister, CO



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# Valle Vista

## 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
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COSTAR DEMOGRAPHICS



### 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

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### Site Plan:



Suite	Tenant
1	GET FRESH BARBERSHOP
2	Ideal Image® MedSpa
3	THE ORIGINAL CHUBBY'S
3A	FOR LEASE - 1,235 SF
4	Bright Now! Dental
5A	LEANNA ORGANICS

Suite	Tenant
5	BAHAMA BUCK'S
6	NAVAH COFFEE HOUSE
7	FOR LEASE - 2,210 SF
8	NAIL SALON
9	VIVO infusion
10	TOKYO HOUSE RAMEN

