

SHERIDAN CROSSING JUNIOR BOX
4650 W. 120TH AVENUE
Broomfield, CO 80020

± 10,000 SF - 15,525 SF RETAIL SPACE AVAILABLE



FOR LEASE

Patrick McGlinchey / Managing Director / +1 210 303 3149 / patrick.mcglinchey@cushwake.com
Justin Gregory / Managing Director / +1 303 803 7170 / justin.gregory@cushwake.com



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OVERVIEW

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Available	± 10,000 SF - 15,525 SF
Rate	\$16.00/SF
NNN	\$9.57/SF
City/County	Westminster/Adams
Zoning	PUD (CLICK HERE)

ABOUT THE PROPERTY

- Only junior box opportunity in sub-market
- Located in the retail power center of 120th and Sheridan. Sheridan Crossing has 2.6 Million visits annually per PlacerAI.
- Anchored by Whole Foods, Sprouts, and shadowanchored by Home Depot, King Soopers, Chuze Fitness, Jax and Walmart.

TRAFFIC COUNTS

W. 120th Avenue	39,000 VPD
Sheridan Boulevard	35,774 VPD

Year: 2024 | Source: DRCOG

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,355	109,229	272,739
Daytime Population	13,175	102,672	259,747
Avg. Household Income	\$160,976	\$151,467	\$129,889
Estimated Households	4,959	43,484	107,840

Year: 2024 | Source: esri



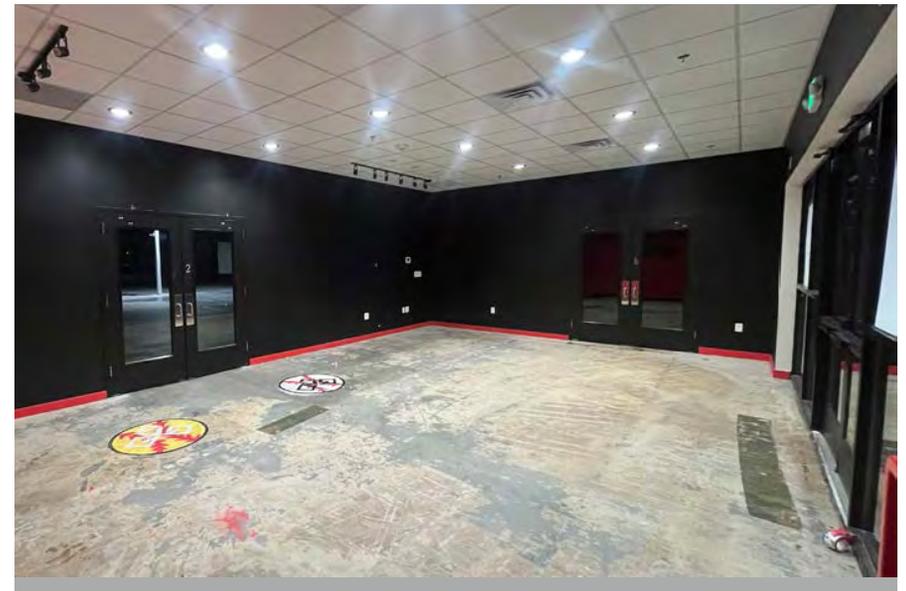
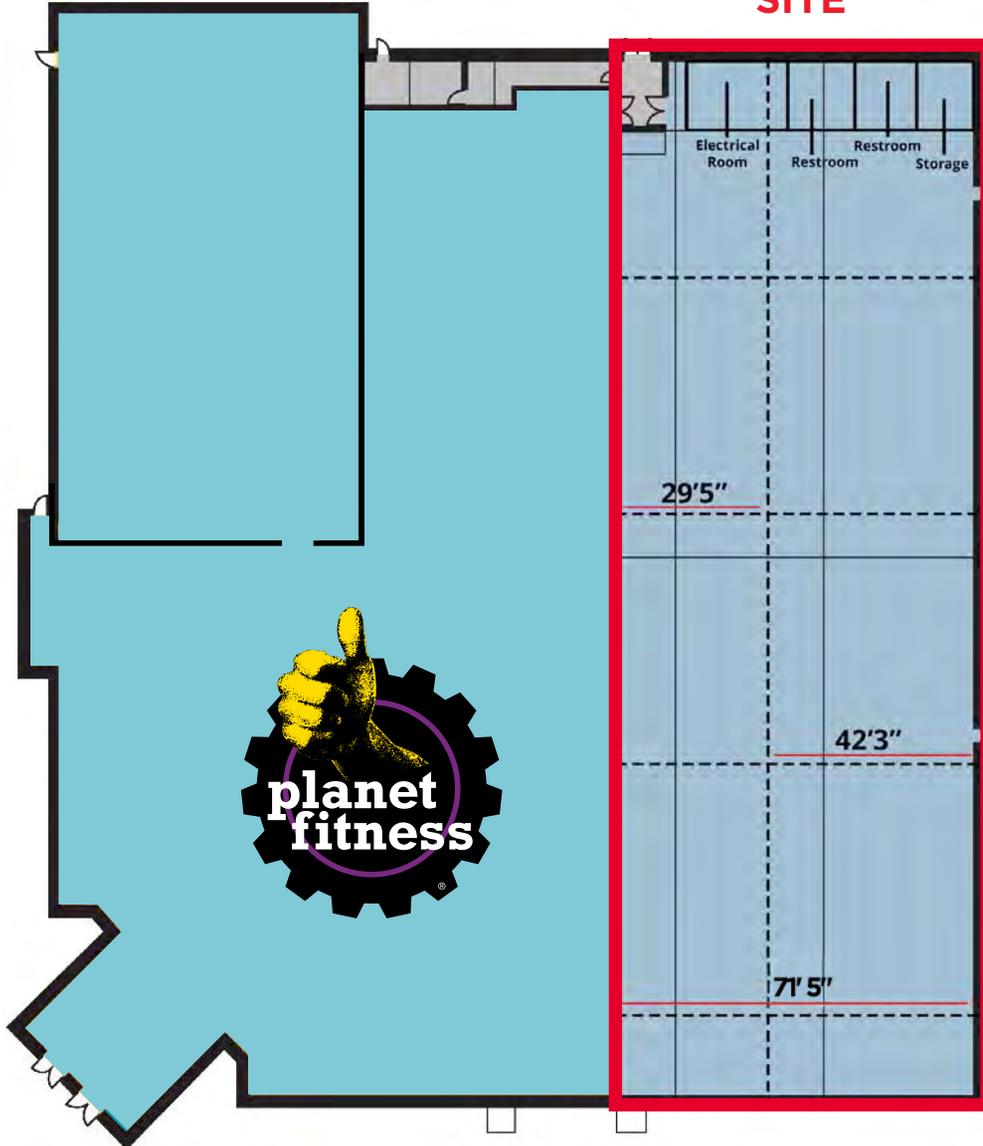
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FLOORPLAN

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SITE



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SITEPLAN

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AERIAL MAP

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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.