

# BRENTCROSS CENTER

FOR  
LEASE

7701-7739 W 92ND AVE  
WESTMINSTER, CO 80021  
JEFFERSON COUNTY



## UNITS AVAILABLE FOR LEASE

- 7711 - 2,400 SF
- 7725 - 1,600 SF
- 7713 - 1,200 SF
- 7721 - 1,840 SF

**LEASE RATES: \$18-\$20 PSF NNN**  
**NNN COSTS: \$7.92 PSF (APPROX.)**

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	34.8K	172K	411K
Household Income	\$96.3K	\$98.6K	\$94.9K

Traffic count - Wadsworth Blvd 41,455 VPD

### CONTACT

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NEAL SIMKOWITZ  
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RIO Commercial  
200 Lipan St, Denver, CO 80223  
www.rio-realestate.com



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### HIGHLY VISIBLE RETAIL CENTER AT THE INTERSECTION OF 92ND AND WADSWORTH PKWY.

- All tenants are visible to Wadsworth Parkway.
- Prime location on the Wadsworth retail corridor at the signalized 92nd Avenue intersection.
- Direct access to US-36 via 92nd Avenue East.
- Great for Retail, office/meeting center, event center, education center, fitness, medical center, showroom.
- Plenty of parking (216 spaces).

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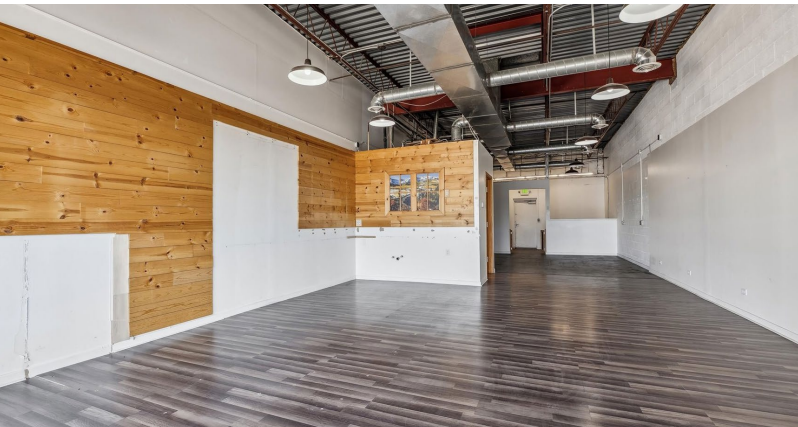
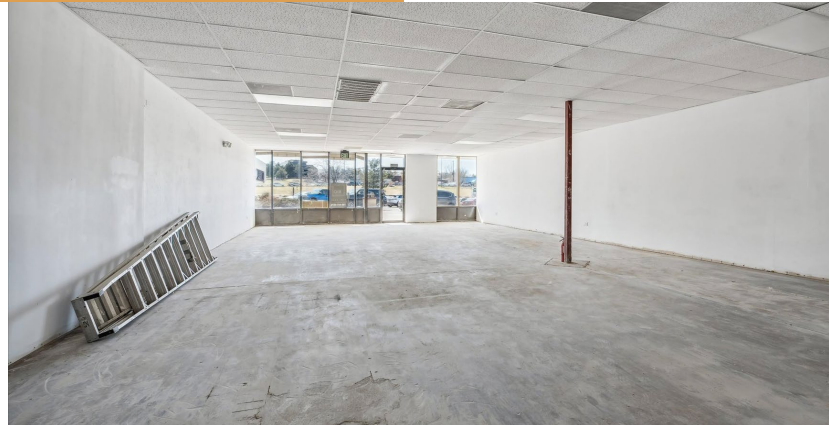


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