

# Retail Spaces Now Available for Lease | Valle Vista

3003 W 104th Avenue, Westminster, Colorado 80031

**Asking Price: \$23.00**  
*Restaurant Space Potential*



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## 1,105 sf – 2,210 sf of Retail Space Now Available for Lease

*Two retail spaces have recently become Available for Lease in this densely populated area of Westminster, Colorado. Both available retail spaces, one having 1,235sf, the other having 1,105sf-2,210sf share several important facets in common: both are located in a center that is surrounded by dense populations and heavy daily traffic volumes along W 104th Ave and Federal Blvd. Across the street is King Soopers, Safeway and many food enterprises as well as a large array of car dealerships and other assorted retail, with plenty of onsite parking and good visibility. This property is well worth your time to give us a call for further information.*

### AREA OVERVIEW

#### Average Daily Traffic Counts (2022)

S on Federal Blvd at W 104th Ave	25,027 VPD
N on Federal Blvd at W 104th Ave	29,640 VPD
E on W 104th Ave at Federal Blvd	27,020 VPD
W on W 104th Ave at Federal Blvd	31,373 VPD

Area Demographics	1-Mile	3-Miles	5-Miles
2023 Population	13,934	136,999	363,915
Average HH Income	\$118,296	\$94,667	\$ 99,457

06/27/2024 Sources: demographics, CoStar Realty Information, Inc | traffic, TrafficMetrix

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**VALLE - 063024**

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## TENANTS

- 1 Get Fresh Barbershop
- 2 Ideal Image MedSpa
- 3 The Original Chubby's
- 3A Space for Lease - 1,235 sf**
- 4 Bright Now! Dental
- 5A Leanna Organics
- 5 Bahama Buck's
- 6 Navah Coffee House
- 7 Space for Lease: 1,105 sf - 2,210 sf**
- 8 Nail Salon
- 9 Vivo infusion
- 10 Tokyo House Ramen

## PROPERTY OVERVIEW

- 1,235 sf and 1,105 sf - 2,210 sf respectively of two retail spaces available for lease ◀
- Adjacent to high daily traffic volume on W 104th Ave and Federal Blvd ◀
- Asking price on both spaces competitively set at \$23.00 psf ◀
- Across from King Soopers, Safeway, car dealerships, and assorted retail ◀
- Available space for lease with major lighted intersections and good visibility ◀
- There is plenty of on-site parking for customers and employees alike ◀