

# BRENTCROSS CENTER

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

FOR  
LEASE



## UNITS AVAILABLE FOR LEASE

| 7713 - 1,200 SF | 7721-1,840 SF LEASE RATES:  
\$12-20/sf NNN  
NNN COSTS: \$8.82 /sf

## 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).

### 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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Commercial Asset Manager  
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RIO Commercial  
200 Lipan St, Denver, CO 80223  
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