

**RESTAURANT FOR SUBLEASE
3,388 SF AVAILABLE**



COMMERCIAL REAL ESTATE

303.804.5656 | zallcompany.com

SHOPS AT WALNUT CREEK
10443 Town Center Dr | Westminster, CO



The Shops at Walnut Creek Restaurant Sublease

10443 Town Center Dr #600

Westminster, CO 80021

Size: 3,388 SF

Full-service pizza restaurant + tap house
available for sublease now

All FF&E can be included, price upon request

High-end finishes throughout

Term runs through 2032

The Shops at Walnut Creek in Westminster, Colorado, is a vibrant outdoor shopping center featuring a diverse array of retail stores, dining options, and entertainment venues. With popular retailers like Target, TJ Maxx, HomeGoods and Michael's, alongside a variety of restaurants from BoneFish, Buffalo Wild Wings, Starbucks to Chick-fil-A, it caters to a wide range of shopping and dining experiences.

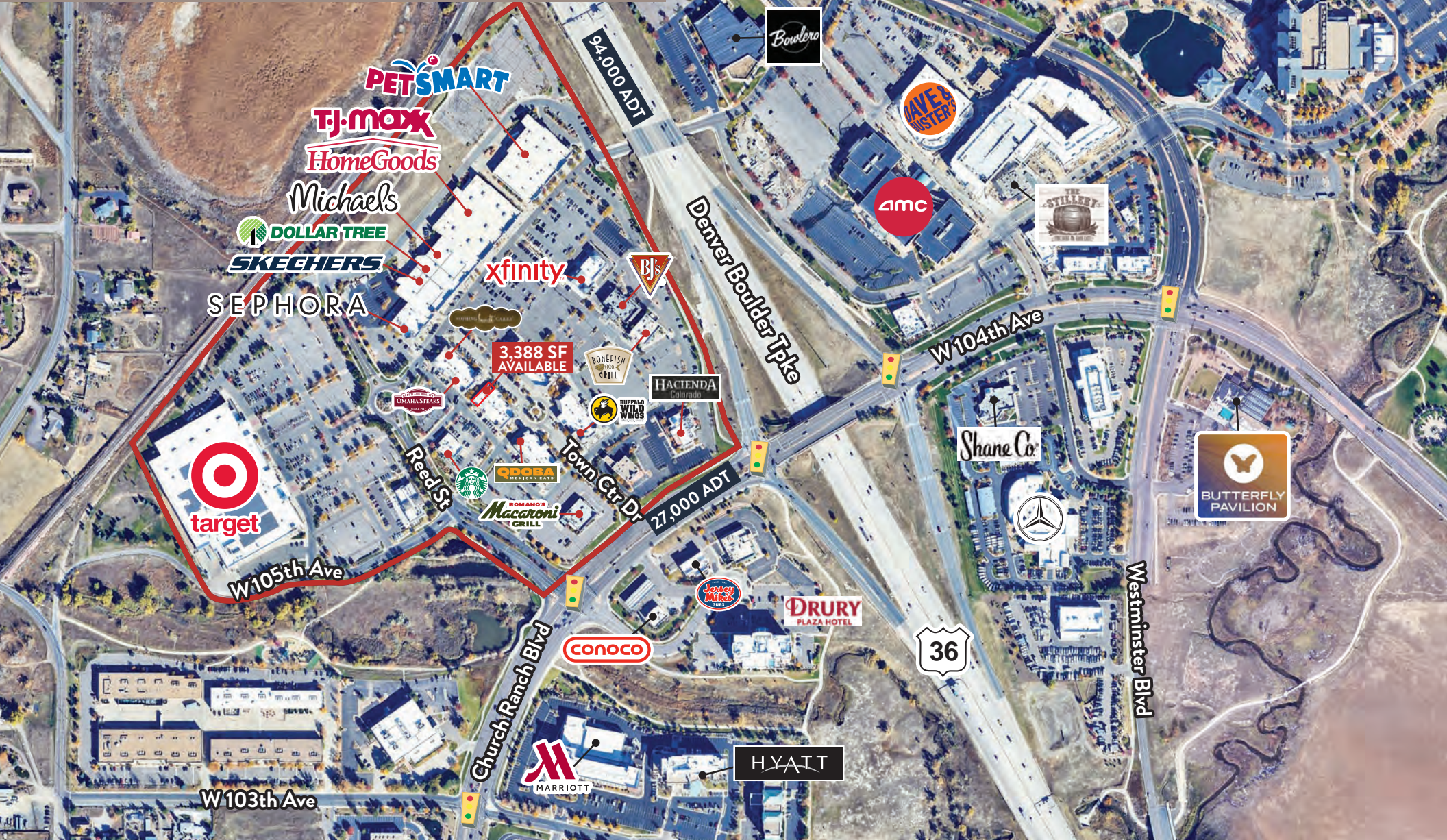
The center's well-designed outdoor layout, with landscaped walkways and seating areas, creates an inviting atmosphere for visitors.

The trade area for **The Shops at Walnut Creek** extends well beyond Westminster, attracting shoppers from across the northwest Denver metro area. Its strategic location near major highways, combined with high traffic counts, a strong daytime population, and a diverse array of retailers, makes it a regional shopping hub.

	1 Mile	3 Miles	5 Miles
Population:	6,369	101,260	279,525
Households:	2,534	41,581	110,616
Average Household Inc:	\$132,722	\$120,966	\$117,791
Daytime Population:	6,343	49,353	110,496

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THE ZALL COMPANY

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ZALL



SUITE	TENANT	GLA SF
1	Lens Crafters	3,010
2	European Wax Center	1,258
5	Road Runner Sports	5,517
6	Pacific Dental Services	5,402
7	Mialno Nails	7,153
8	Buffalo Wild Wings	5,601
9	East Moon Asian Restaurant	6,255
11	Artemis	2,575
12	The Lash Lounge	922
13	Qdoba	2,400
14	Cold Stone Creamery	1,521
15	Mathnasium	1,404
16	VIP Nails	2,680
17	Mochinut Westminster	1,546
18	AVAILABLE	3,388
19	Centre Salon and Spa	3,048
20	Hydrate IV	1,202
45	AVAILABLE	1,483
21	Omaha Steaks	1,170
22	Nothing Bundt Cakes	2,032
23	Massage Envy	3,552
24	Sephora	5,000
25	AVAILABLE	4,718
26	Sketchers	7,200
27	Dollar Tree	10,000
28	Michael's	20,568
29	TJ Maxx	50,194
30	AVAILABLE	15,331
31	PetSmart	27,135
33	Bone Fish Grill	5,577
34	Hacienda Colorado	7,671
46	Xfinity	4,050
47	AVAILABLE	1,524
48	Stretch Lab	1,500
49	Island Fin Poke	1,637

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