

The Westminster Building

2921 W 120th Ave | Westminster, CO 80234



2,533 SF

2nd Floor Office Space

\$13.00/SF

Base Rent

\$17.00/SF

NNN

\$6,332

Monthly Rent

13.2%

Load Factor

ABOUT THE PROPERTY

- Second floor Class A office space with two west-facing, private balconies
- Join Land Title Guarantee Company and Jepsen Murphy & Assoc. Dentistry and Compass Real Estate
- Under 2 miles to I-25 and 120th and under 5 miles to US-36 and 120th

TRAFFIC COUNTS

Federal Blvd: North of 120th Ave
120th Ave: East of Federal Blvd
120th Ave: West of Federal Blvd

Year: 2025 | Source: DRCOG

11,676 VPD
40,999 VPD
46,896 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,696	123,450	301,027
Total Households	4,899	110,215	268,007
Avg. Household Income	\$156,304	\$130,566	\$120,329
Daytime Population	10,032	46,434	113,263

Year: 2025 | Source: Esri

CONTACT

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SUITE 220

- 2,533 SF of second floor office space
- Two private balconies with breathtaking views (see photo on next page)
- Five private offices on glass, one conference room/executive office, one breakroom and one open work area
- West-facing offices and balconies
- Second floor accessible by elevator and stairs
- **Available immediately**

2,533 SF

2nd Floor Office Space

\$13.00/SF

Base Rent

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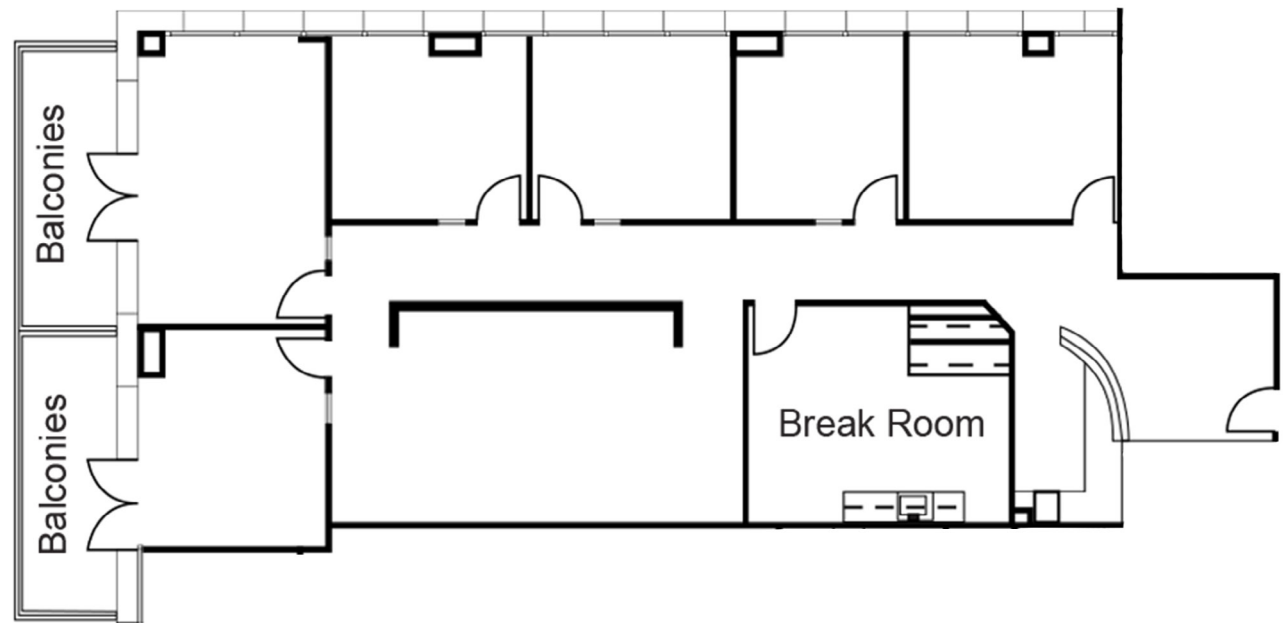
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SUITE 220 PHOTOS

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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2025 Estimated Population	11,696	121,771	299,795
2030 Projected Population	11,841	124,060	305,532
Projected Annual Growth 2025 to 2030	0.25%	0.37%	0.38%

Daytime Population

2025 Daytime Population	10,032	111,080	269,446
Workers	4,720	56,206	133,354
Residents	5,312	54,874	136,092

Income

2025 Est. Average Household Income	\$156,304	\$137,938	\$128,624
2030 Est. Median Household Income	\$128,395	\$107,539	\$100,954

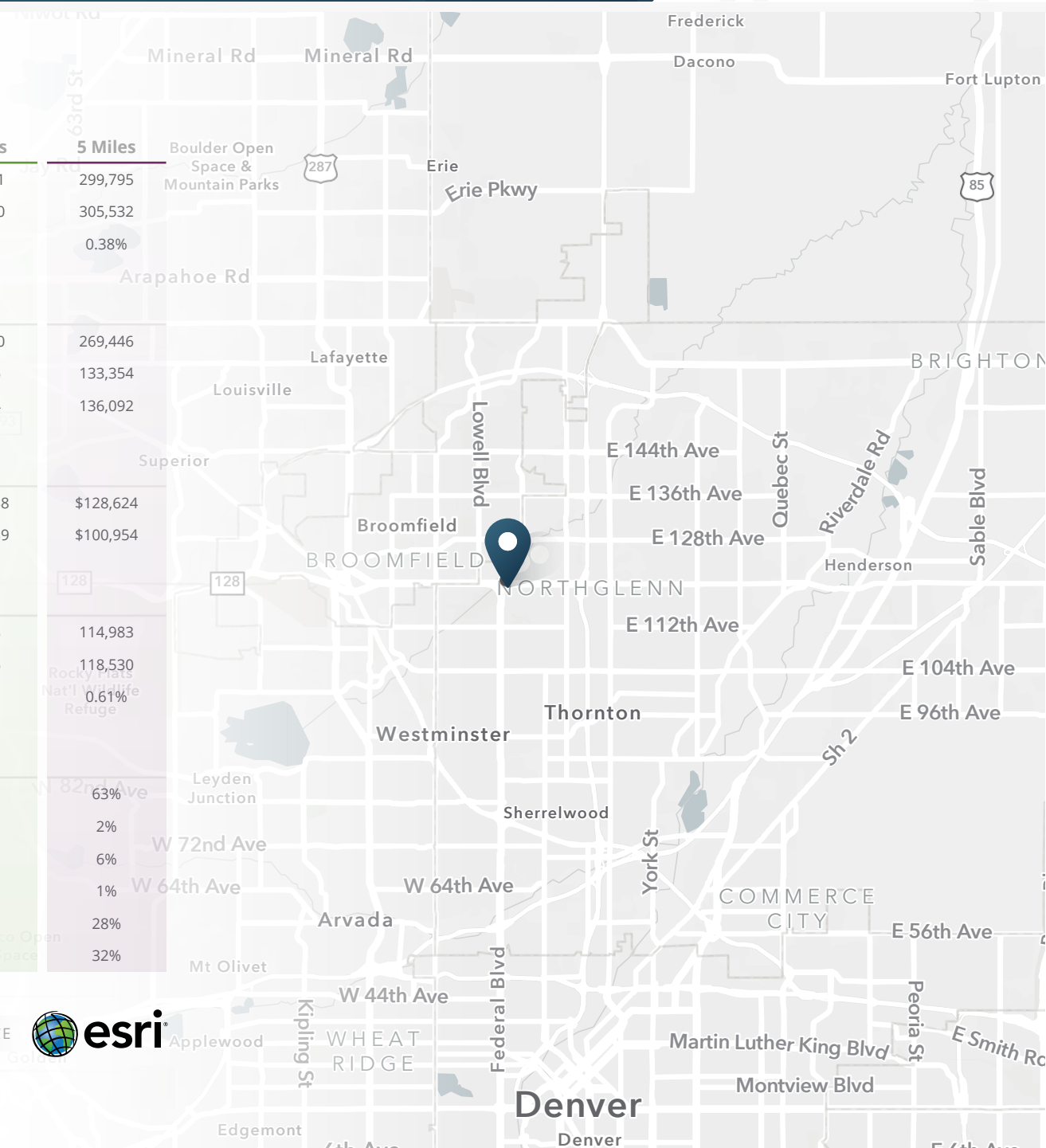
Households & Growth

2025 Estimated Households	4,899	46,588	114,983
2030 Projected Households	5,006	47,916	118,530
Projected Annual Growth 2025 to 2030	0.43%	0.56%	0.61%

Race & Ethnicity

2025 Est. White	72%	67%	63%
2025 Est. Black or African American	1%	2%	2%
2025 Est. Asian or Pacific Islander	6%	7%	6%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	19%	23%	28%
2025 Est. Hispanic	19%	26%	32%

SOURCE  esri





SRS Real Estate Partners

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