

W. 114TH AVE. & HURON ST. LAND

W. 114th Avenue & Huron Street, Northglenn, CO 80234



FOR SALE OR FOR GROUND LEASE

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PROPERTY HIGHLIGHTS

ABOUT THE PROPERTY

- Hard corner available
- Excellent visibility to Huron
- Easy access from I-25 via 120th Ave.
- Great location for medical and automotive service users

AVAILABLE

0.51 Acres

PRICING

Contact Broker

CITY / COUNTY

Northglenn/Adams

ZONING

IN - Industrial ([Click Here for Uses](#))

TRAFFIC COUNTS

Year: 2025 | Source: Esri

Huron Street, North of Site 19,730 VPD

Huron Street, South of Site 23,696 VPD

DEMOGRAPHICS

Year: 2025 | Source: Esri

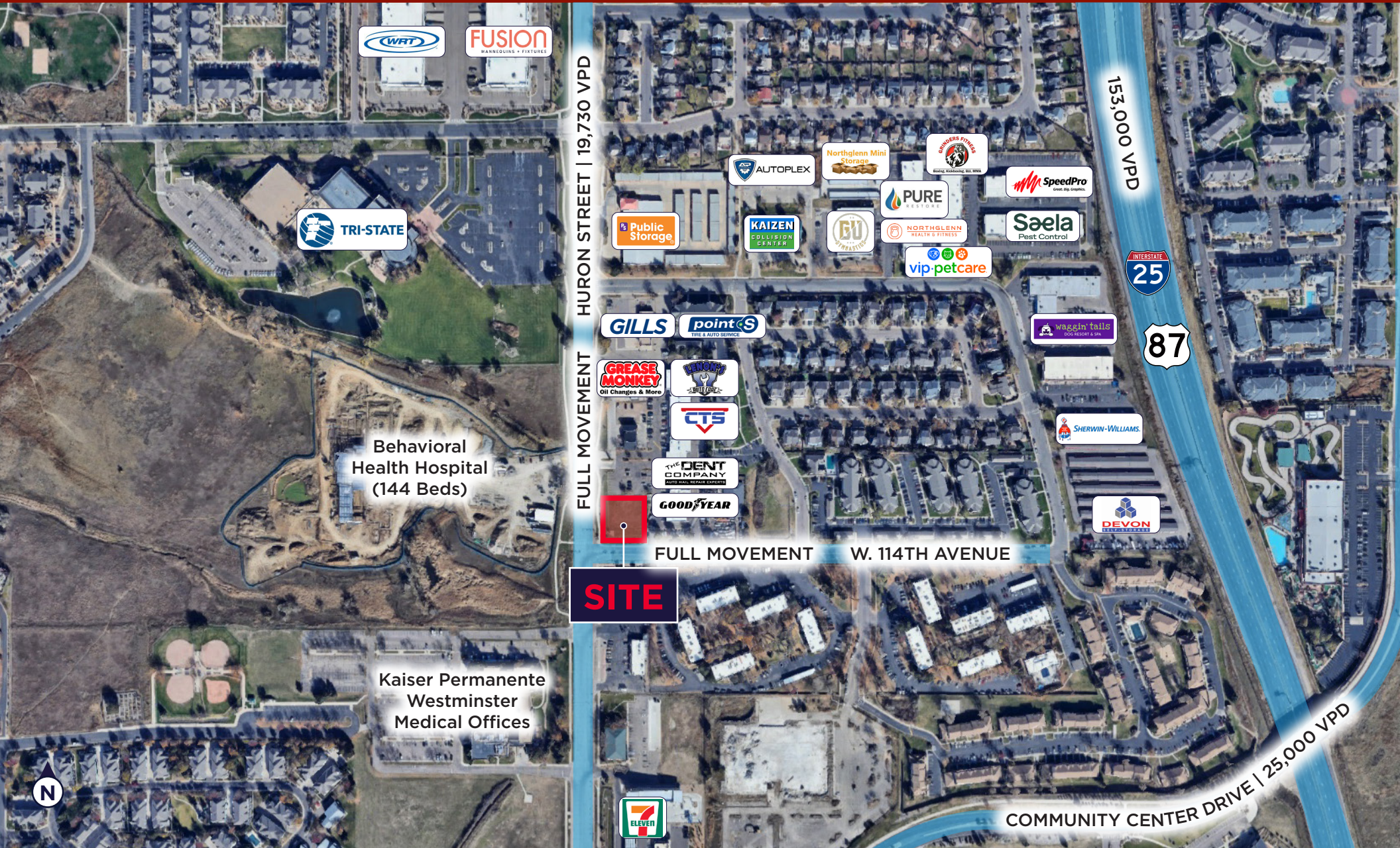
Suite	1 Mile	3 Miles	5 Miles
Population	17,843	142,163	349,994
Daytime Population	21,241	121,220	274,954
Avg. Household Income	\$92,607	\$120,448	\$127,536
Estimated Households	7,332	53,411	127,516



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AERIAL MAP



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

17,843	21,241	\$92,607	7,332
Population	Total Daytime Population	Average Household Income	Total Households

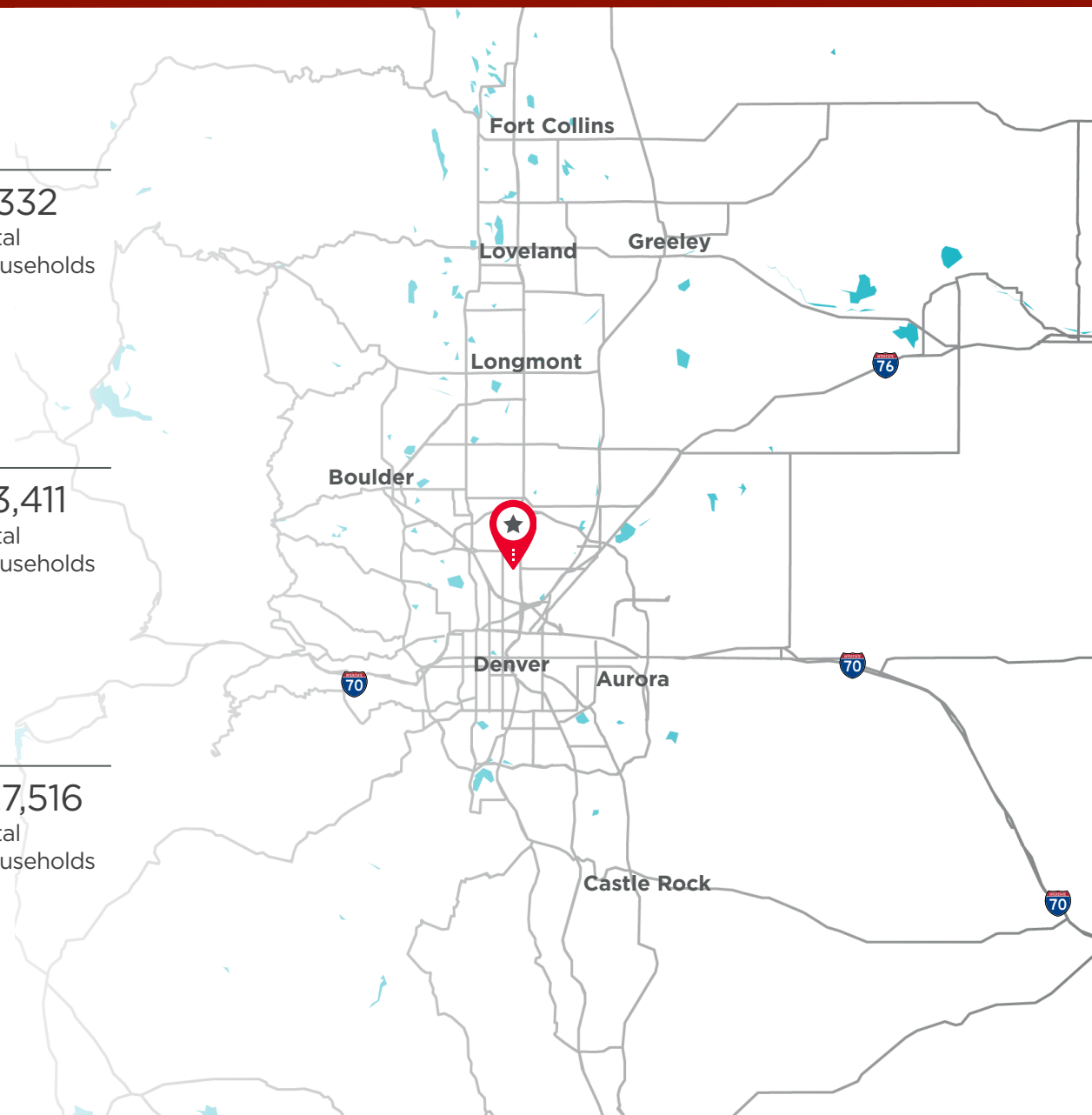
3 MILES

142,163	121,220	\$120,448	53,411
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

347,882	274,954	\$127,536	127,516
Population	Total Daytime Population	Average Household Income	Total Households

Source: ESRI



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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.