

8393 Church Ranch Blvd. Westminster, CO 80021

4,405 SF
FREESTANDING
BUILDING
FOR LEASE

STANDLEY LAKE MARKETPLACE

8393 Church Ranch Blvd. Westminster, CO 80021



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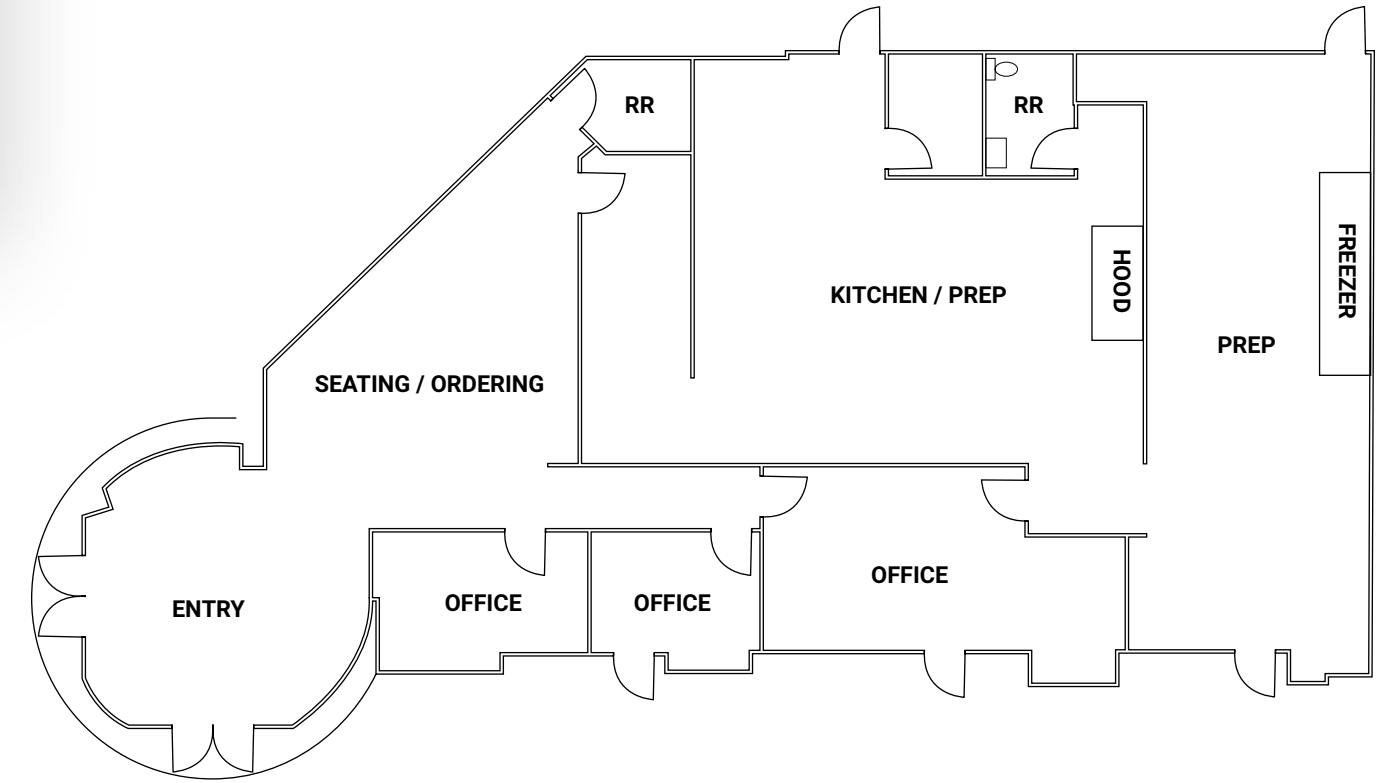
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STANDLEY LAKE MARKETPLACE

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FLOOR PLAN



Availability Information

SF Available: 4,405 SF For Lease
Pricing: Contact Broker

Traffic Counts

Wadsworth Blvd: 30,115 VPD
Church Ranch Blvd: 20,702 VPD
MPSI 2022 Estimates

Highlights

- Freestanding building with a type 2 hood, grease trap and walk in cooler in-place
- Visibility to Church Ranch Blvd (20,702 VPD)
- Patio potential and parking right along the front of the building
- The VASA Fitness at this shopping center is ranked in the 98th percentile of all Fitness Centers nationwide based on annual visits. This VASA generates over 667k annual visits.

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-----------|-----------|-----------|
| Population | 10,082 | 71,357 | 229,603 |
| Average HH Income | \$125,370 | \$112,134 | \$110,849 |
| Daytime Population | 4,973 | 34,848 | 84,301 |

Source: CoStar

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