

1,324 – 3,480 SF  
RETAIL SPACE  
FOR LEASE

# WASHINGTON CENTER

11870-11980 WASHINGTON ST, NORTHGLENN, CO 80233



**KINSEY & COMPANY**  
COMMERCIAL REAL ESTATE

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Principal

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## AVAILABILITY

- Listing Type: For Lease
- Pricing: Contact Broker
- Available: 1,324 - 3,480 SF

## TRAFFIC COUNTS

- E 120th Ave: 53,079 VPD
- Washington St: 27,228 VPD

Source: 2025 MPSI Estimates

## HIGHLIGHTS

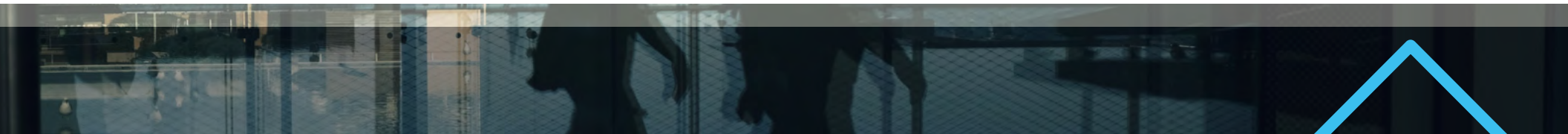
- RENOVATIONS COMING SOON!
- 1.8M+ annual visitors and growing – up 28.7% year-over-year (Placer.ai)
- Landlord able to demise 3,480 SF down to 1,324 SF and 2,156 SF
- Great building signage and abundant parking
- Located at the busy intersection of E 120th Ave and Washington St, which carries over 80K VPD



NEW RENOVATIONS COMING SOON!

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## TENANTS

UNIT	TENANT
1	Classic Eyebrow
2	Fred Loya Insurance
3-4A	Smashburger
4B	Subway
4B	<b>NEW:</b> Total Wireless
6	Barber Shop
7	Chinese Palace Dim Sum
8	Cigarettes & More
9	@ Cheers Bar
10	5280 Reptile Room
11	Chili Shack

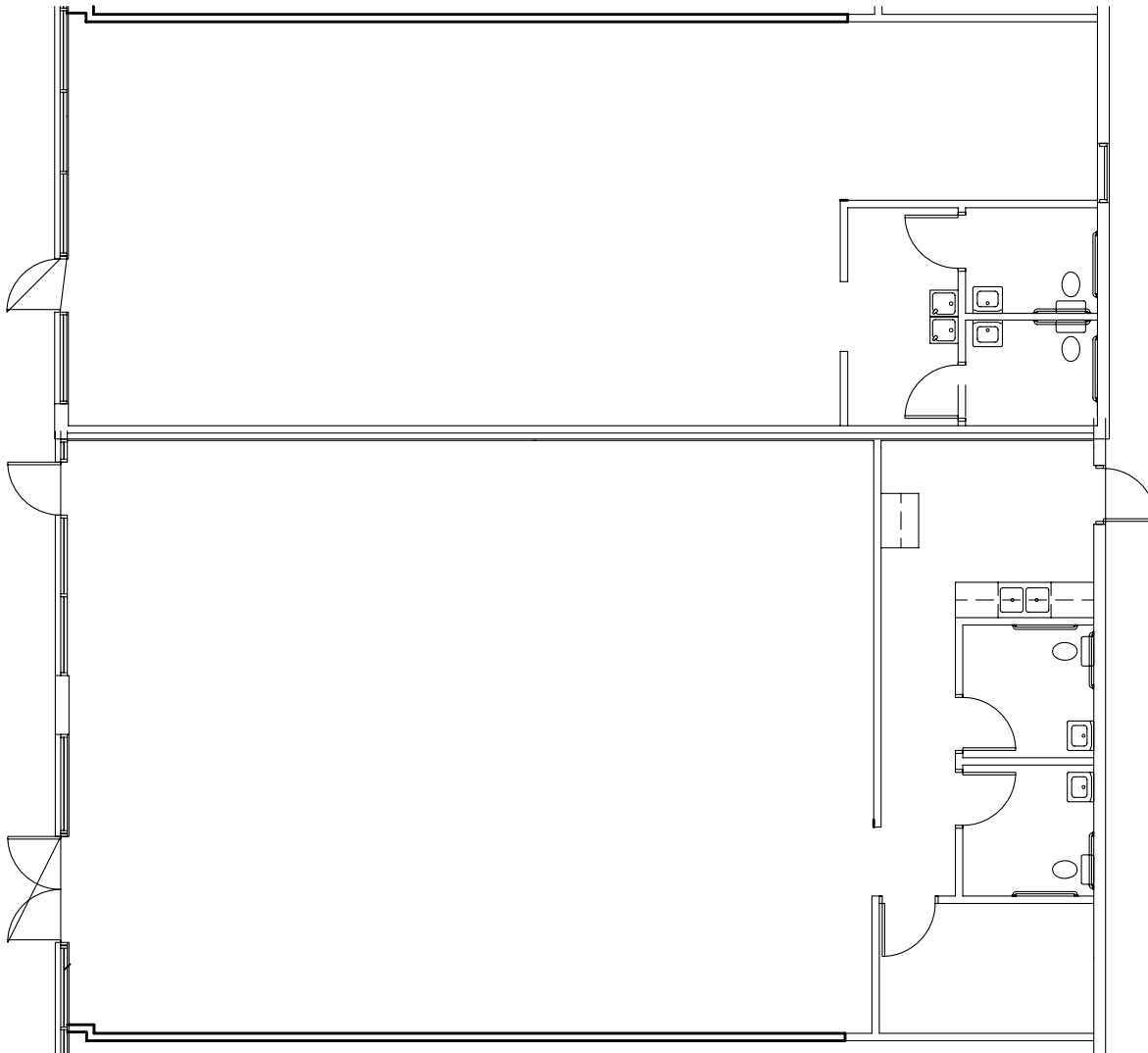
UNIT	TENANT
12	Metro by T-Mobile
13	R&M Liquors
14	Ice Cream Shop
15	Mile High Driver Academy
16	Accountant
17	Glam Shop Nails
18	Annabelle's Alterations
19-20	<b>AVAILABLE 3,480 SF</b>
21A	Community Medical Services
21B	CSL Plasma



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SUITE A & B - 3,480 SF



SUITE 11900 A  
1,324 SF

SUITE 11900 B  
2,156 SF



**WASHINGTON  
CENTER**  
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	1 Mile	3 Miles	5 Miles
Population	18,439	137,187	306,469
Average Household Income	\$95,283	\$122,176	\$127,159
Daytime Population	7,510	45,426	83,875



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