

RETAIL SPACE FOR LEASE

7221 Sheridan Boulevard, Westminster, CO 80003

PRICE REDUCED!



OVERVIEW

Hoff & Leigh presents this unique retail opportunity in the heart of Westminster. With new-build homes going up directly to the West, this property offers unmatched exposure to Sheridan Boulevard which sees 70,000 VPD. This 2,100 SF corner unit, is a former T-Mobile and perfect for another national tenant looking to join likes of Starbucks and NailSpa. The space comes equipped with high-end security features in place including gates at all windows/doors, cameras, and a back room with vault-like locks. Give Hoff & Leigh a call today to schedule a private tour!

HIGHLIGHTS

- Motivated Landlord!
- T.I. Package Available
- Unmatched Exposure to Sheridan Boulevard
- High-End Security Features
- 70,000 VPD
- New Roof
- Dedicated Signage
- Growing Demographic
- Former T-Mobile

Suite:	Space Available:	Lease Rate:
100	2,100 SF	\$25.00 - \$31.00 SF/YR (NNN)



Lease Rate:

~~\$35.00~~ \$25.00 - \$31.00
SF/YR (NNN)



Space Available:

2,100 SF



Building Size:

4,965 SF



Year Built:

2008

OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

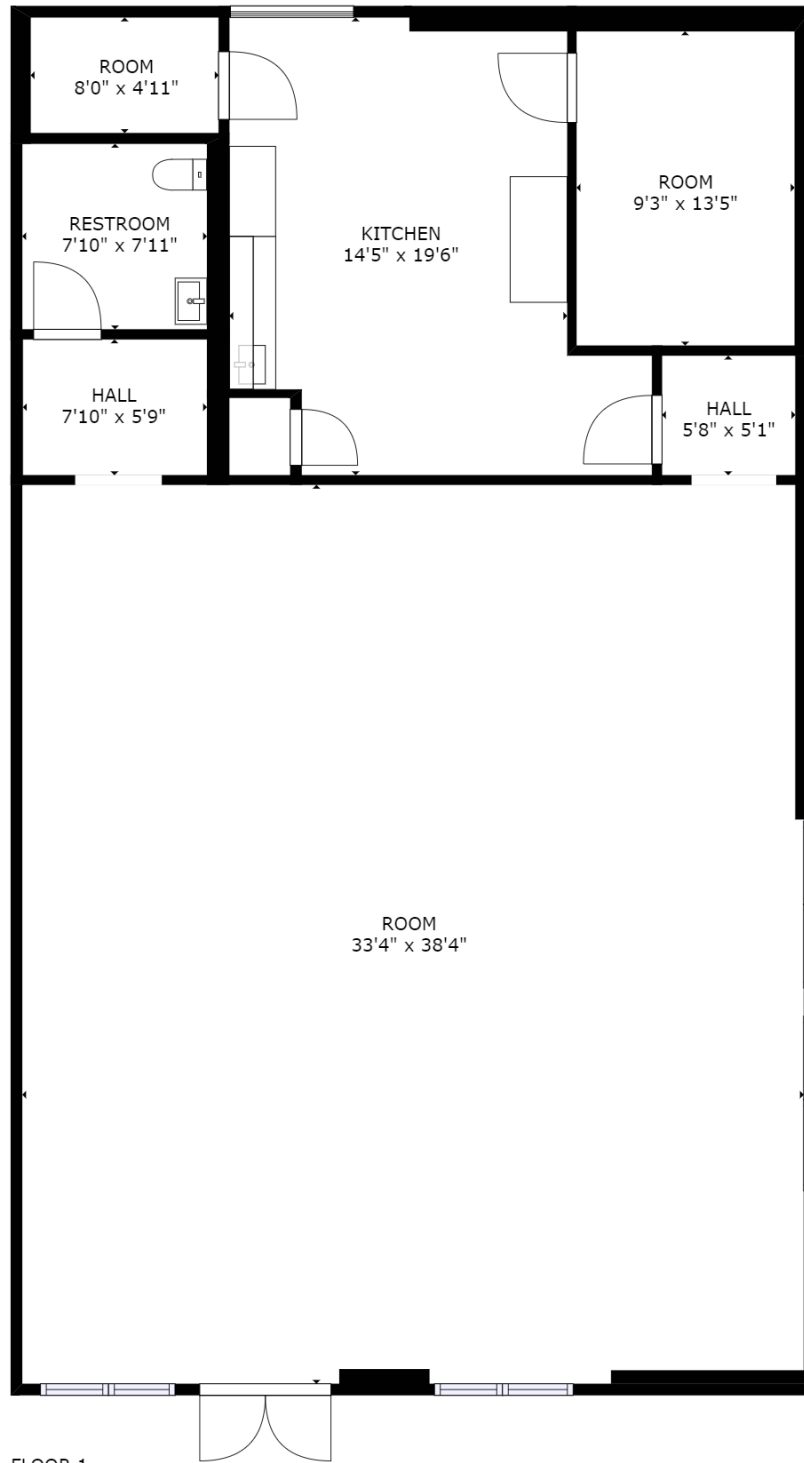
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FLOOR 1

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DEMOGRAPHICS



141,360
Population



37.1
Median Age



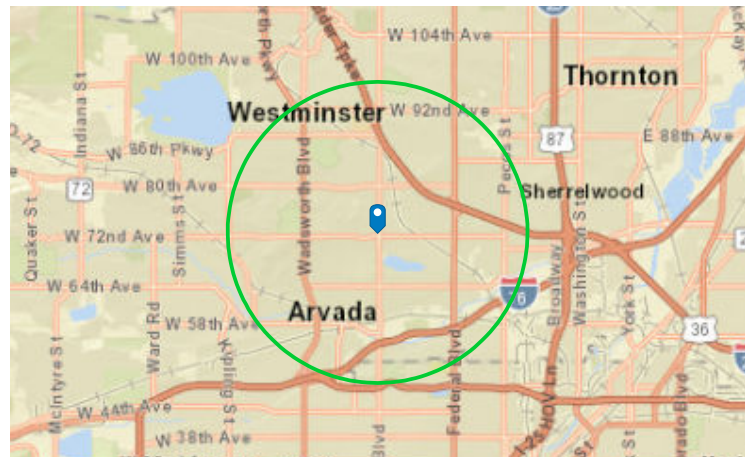
2.5
Average
Household Size



\$66,055
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Ames St	39,756	0.0
W 72nd Ave	36,000	0.1
Benton St	18,820	0.1
W 73rd Ave	35,000	0.1
Sheridan Blvd	18,100	0.1



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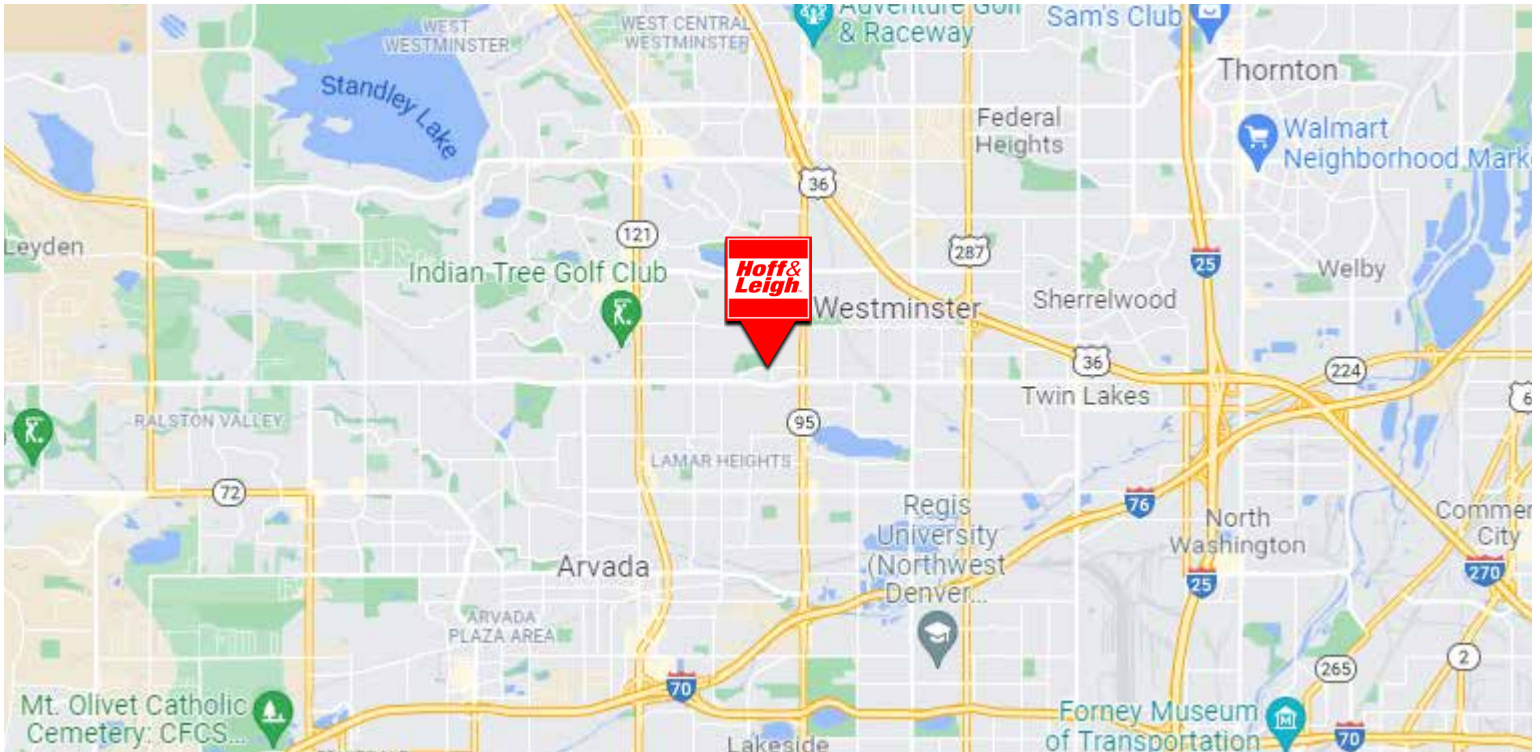
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