

TRADE AREA DEMOGRAPHICS				TRAFFIC COUNTS	
	1 Mile	3 Mile	5 Mile		
Population	8,803	109,436	285,736	On Highway 36 north of 104th Ave	101,808 Cars/day
Average HH Income	\$129,899	\$136,220	\$130,004	On Highway 36 south of 104th Ave	93,044 Cars/day
Businesses	358	5,326	12,798	On 104th Ave east of Highway 36	19,040 Cars/day
Employees	6,511	48,164	107,749	On Church Ranch Blvd west of Hwy 36	18,330 Cars/day
Source: Applied Geographic Solutions, 2025 Estimates				On Westminster Blvd north of 104th Ave	19,416 Cars/day
				On Westminster Blvd south of 104th Ave	6,320 Cars/day
				Source: CDOT 2025	



FOR MORE INFORMATION, PLEASE CONTACT



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BROKER DISCLOSURE

WESTMINSTER PROMENADE

HIGHWAY 36 & 104TH AVENUE - WESTMINSTER, CO



- Rare vacancy in high performing center.
- High visibility ground lease available for up to 8,000 SF building
- 5,300 SF office/medical
- Land for lease next to Bowlero: 7,200 SF & 9,000 SF
- Join:     
- Excellent high traffic; high visibility intersection.
- 312 multi-family units under construction: Avalon Westminister Promenade - Now Open
- Call broker for pricing.

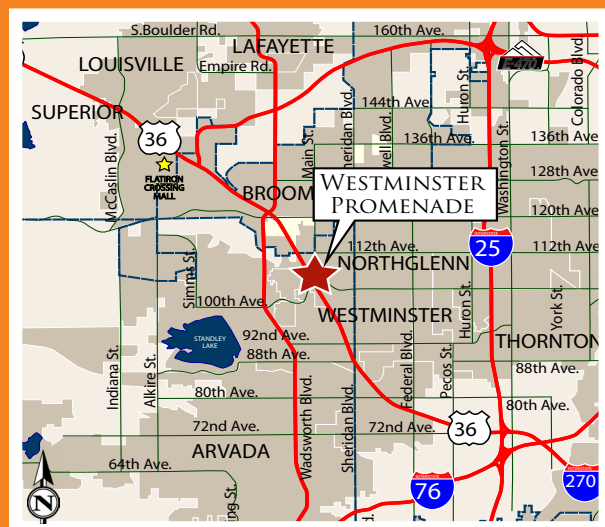
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- Great population densities with over 109,000 people in 3 miles and over 285,000 people within 5 miles.
- Daytime employee population within 5 miles of 107,749.
- High visibility and traffic count with over 101,000 cars per day on Hwy 36 and 19,000 cars per day on 104th Ave.
- High average household income of over \$129,000 in 1 mile and over \$136,000 within 3 miles.



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RETAIL BROKERAGE

The information contained herein was obtained from sources deemed reliable. David, Hicks & Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.

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