

WEBSTER LAKE PROMENADE



SEC OF 120TH AVE & INTERSTATE 25 - NORTHGLENN, CO



PROPERTY HIGHLIGHTS

- **Off-market space coming soon!**
- **Please DO NOT disturb Tenant**
- 2,822 sf kickboxing studio coming available Q2 2026
- Exceptional access and visibility from I-25 and 120th Ave.
- Monument signage available.
- Over 74,000 cars per day at the intersection of 120th Ave & Grant Street.

TRAFFIC COUNTS

On Interstate 25 north of 120th Ave	132,104 CPD
On Interstate 25 south of 120th Ave	153,549 CPD
On 120th Ave west of Interstate 25	51,180 CPD
On 120th Ave east of Interstate 25	41,541 CPD
On Grant St south of 120th Ave	7,319 CPD

Source: CDOT 2025

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	16,875	133,324	316,699
AVERAGE HH INCOME	\$90,247	\$126,535	\$131,468
BUSINESSES	1,131	5,122	10,988
EMPLOYEES	10,628	35,055	73,834

Source: Applied Geographic Solutions, 2025 Estimates

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RETAIL BROKERAGE

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• **Exceptional tenant mix, including:**

- Longhorn Steakhouse
 - Sleep Number
 - Bad Daddy's Burger Bar
 - Pacific Dental
 - Cafe Rio
 - Panera Bread
 - Parry's Pizzeria & Bar
 - Jimmy John's
 - First Watch
 - Verizon
 - Navy Federal Credit Union
 - Pepper Asian Bistro
- Five monument signs in total.
(Shown on site plan in **Pink**).



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PEAK KICKBOXING

Milan
LASER HAIR
REMOVAL

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RETAIL BROKERAGE

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