

WEBSTER LAKE PROMENADE



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



PROPERTY HIGHLIGHTS

- Only one vacancy available, 2,822 SF former kickboxing studio.
- Space immediately available!
- 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 2026

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, 2026 Estimates

JACOB HAWKINS

303.577.9961

jacob.hawkins@dhlb.com

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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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5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111

www.dhlb.com

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