

RETAIL SPACE
FOR LEASE
4,485 - 1,500 SF

WESTMINSTER CROSSINGS

NWC OF I-25 & 136TH AVENUE, WESTMINSTER, CO



1060 BANNOCK ST. SUITE 300
DENVER, CO 80204
T: 303.592.7300
F: 303.592.7305
WWW.AXIORE.COM



ANCHORED BY LOWE'S HOME IMPROVEMENT CENTER.

RETAIL SHOPS INCLUDE STARBUCKS, CHASE BANK, CARL'S JR. AND SUBWAY.
28,765 SF OF RETAIL SPACE, WITH SPACES; 4,485 SF - 1,500 SF FOR LEASE.

SITE IS LOCATED ADJACENT TO I-25 & 136TH AVENUE INTERCHANGE.

WAL-MART SUPERCENTER IS DIRECTLY ACROSS THE STREET TO SOUTH.

PLANNED ST. ANTHONY MEDICAL PAVILION WILL BE DIRECTLY TO NORTH,
PHASE 1 (YELLOW) UNDER CONSTRUCTION.



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION	7,176	77,201	205,284
# OF HOUSEHOLDS	2,357	28,061	73,763
AVG. HH INCOME	\$112,759	\$90,457	\$89,366

TRAFFIC COUNTS

SOUTH FROM I-25	70,374 ADT
WEST ON 136TH AVE	18,592 ADT

TANNER JOHNSON
O: 303.592.7300
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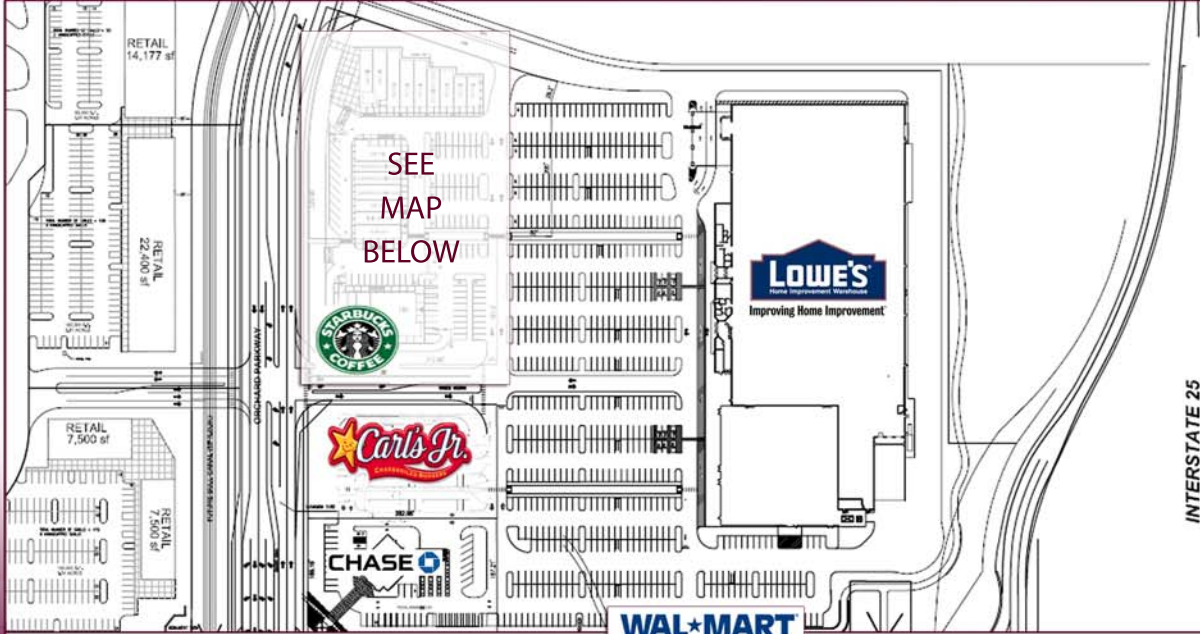
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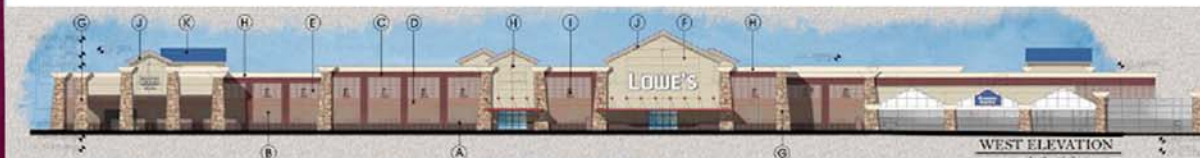
Westminster Crossing

Lessee	Building	Space Size	Area	Rent Commences/ Close of Escrow	Lease Color Code
Get Growing	A.1	20' x 75'	1,500 SF	Commenced	
AVAILABLE	A.2	20' x 75'	1,500 SF		
Sun City Tans	A.3	20' x 77'	1,536 SF	Commenced	
Jillie Beans Toy Store	A.4	20' x 70'	1,400 SF	Commenced	
Jillie Beans Toy Store	A.5	20' x 70'	1,400 SF	Commenced	
Slim4Life	A.6	20' x 55'	1,100 SF	Commenced	
Dog & Butterfly	A.7	20' x 55'	1,100 SF	Commenced	
Big City Burrito	A.8	20' x 45'	900 SF	Commenced	
Big City Burrito	A.9	20' x 45'	900 SF	Commenced	
TOTAL			11,392 SF		
Mathnasium	B.1	18' x 70'	1,260 SF	Commenced	
Tomorrow's Heirlooms	B.2, B.3	40' x 70'	2,940 SF	Commenced	
AVAILABLE	B.4	22' x 70'	1,540 SF		
Jerry's Sports Cards	B.5	18' x 70'	1,260 SF	Commenced	
Nail Salon	B.6	20' x 70'	1,400 SF	Commenced	
Subway	B.7	20' x 70'	1,400 SF	Commenced	
TOTAL			9,800 SF		
Starbucks	C.1	27' x 65'	1,788 SF	Commenced	
Go Wireless	C.2	20' x 65'	1,300 SF	Commenced	
AVAILABLE	C.3	69' x 65'	4,485 SF		
TOTAL			7,573 SF		



Key

	Signed Lease/ Purchase Agreement
	Signed LOI
	Pending LOI
	Sold Parcel



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