



## OFFERING SUMMARY

<b>Available SF:</b>	2,441 SF
<b>Lease Rate:</b>	\$11.00 SF/yr (\$3.60NNN)
<b>Lot Size:</b>	9.6 Acres
<b>Building Size:</b>	55,067 SF
<b>Year Built:</b>	1982
<b>Renovated:</b>	2012

## PROPERTY OVERVIEW

Standley Shores is a grocery anchored retail Center located in Westminster Colorado. Constructed in 1982 and renovated in 2012 to create an inviting environment by highlighting the properties clean architectural features. Available units are easily seen from King Soopers, which is the main grocery store for the surrounding neighborhoods. Parking is easy for visitors with 12 spaces to every thousand square feet of retail space. The property drives a high number of patrons throughout the day, fed by strong tenants such as The UPS Store, Ace Hardware, Jump City, McDonald's, and Subway. Stanley Shores is an ideal location for tenants looking for an affordable highly visible retail center with large volume of traffic.

## PROPERTY HIGHLIGHTS

- Affordable Lease Rates @ \$13.00 NNN
- Professional Ownership and Management
- Grocery anchored center
- 11.77/1,000 parking ratio
- Situated in the Southwest corner of Church Ranch Blvd & Wadsworth Parkway



## CONTACT:

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