

FOR SALE

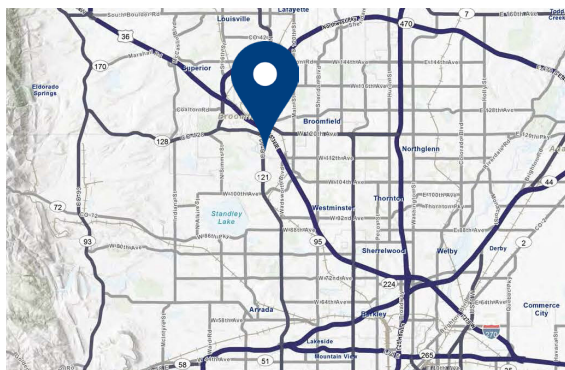
Former Ethan Allen

8780 W 101st Ave | Westminster, CO



Overview

| | |
|---------------|-----------------------|
| AVAILABLE | Freestanding Building |
| BUILDING SIZE | 15,123 SF |
| LOT SIZE | 1.45 Acres |
| ASKING PRICE | \$2.8 M As Is |
| YEAR BUILT | 1987 |



Description

- Frontage to Wadsworth
- Located at signalized entrance into the center
- New anchor tenant now open (VASA Fitness)
- Close to Butterfly Pavilion and Flat Irons Mall
- No convenience stores

Nearby Retailers



L A Z B O Y

Demographics

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------|-----------|----------|----------|
| Current Population | 11,058 | 76,970 | 253,468 |
| Total Households | 4,236 | 30,817 | 99,232 |
| Average HH Income | \$106,827 | \$97,765 | \$94,329 |
| Daytime Population | 7,823 | 66,783 | 200,932 |

Year: 2018 | Source: Esri

Traffic Counts

| | |
|--|------------|
| 100th Ave: e/o Wadsworth Pkwy (SH-121) | 20,392 VPD |
| 100th Ave: w/o Wadsworth Pkwy (SH-121) | 25,519 VPD |
| Wadsworth Bypass: s/e 104th Ave (SH-121) | 36,273 VPD |

Year: 2012, 2017 | Source: DRCOG

Contact

TAMI LORD

303.390.5244 | tami.lord@srsre.com

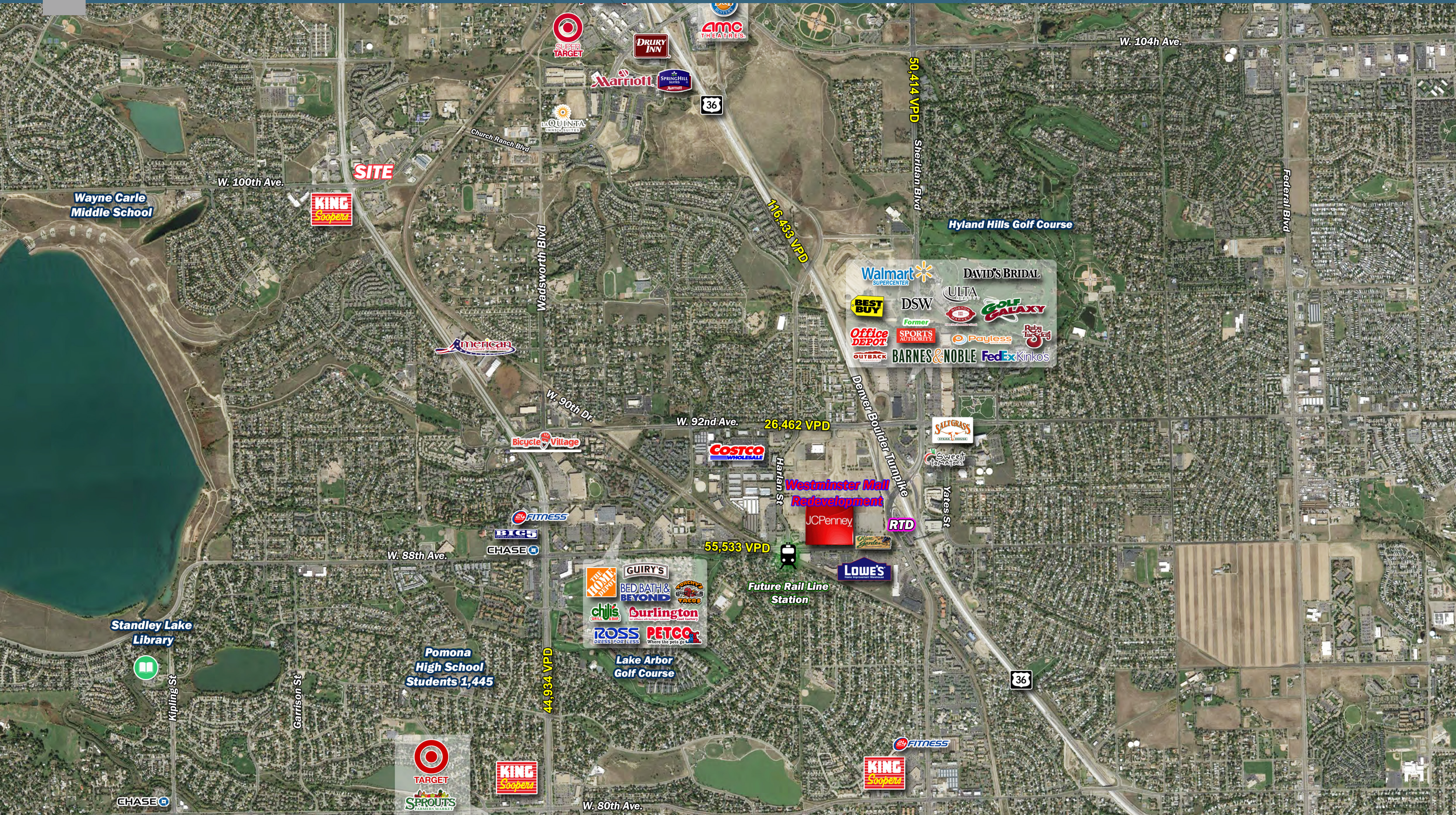
SRS REAL ESTATE PARTNERS | 1875 Lawrence Street, Suite 850 | Denver, CO 80202 | 303.572.1800

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM

Trade Area

8780 W 101st Ave | Westminster, CO



| | 1 mile | 3 miles | 5 miles |
|--|-----------|----------|----------|
| Population | | | |
| 2000 Population | 10,586 | 70,481 | 219,358 |
| 2010 Population | 10,574 | 69,437 | 228,045 |
| 2018 Population | 11,058 | 76,970 | 253,468 |
| 2023 Population | 11,400 | 83,617 | 269,678 |
| 2000-2010 Annual Rate | -0.01% | -0.15% | 0.39% |
| 2010-2018 Annual Rate | 0.54% | 1.26% | 1.29% |
| 2018-2023 Annual Rate | 0.61% | 1.67% | 1.25% |
| 2018 Male Population | 49.9% | 49.5% | 49.5% |
| 2018 Female Population | 50.1% | 50.5% | 50.5% |
| 2018 Median Age | 38.2 | 38.7 | 38.3 |
| Households | | | |
| 2000 Households | 3,852 | 26,387 | 83,019 |
| 2010 Households | 4,076 | 27,665 | 89,455 |
| 2018 Total Households | 4,236 | 30,817 | 99,232 |
| 2023 Total Households | 4,354 | 33,460 | 105,568 |
| 2000-2010 Annual Rate | 0.57% | 0.47% | 0.75% |
| 2010-2018 Annual Rate | 0.47% | 1.32% | 1.27% |
| 2018-2023 Annual Rate | 0.55% | 1.66% | 1.25% |
| 2018 Average Household Size | 2.59 | 2.49 | 2.54 |
| Housing Units | | | |
| 2018 Total Housing Units | 4,307 | 31,516 | 102,161 |
| 2018 Owner Occupied Housing Units | 3,259 | 21,067 | 65,921 |
| 2018 Renter Occupied Housing Units | 977 | 9,750 | 33,310 |
| 2018 Vacant Housing Units | 71 | 699 | 2,929 |
| Race and Ethnicity | | | |
| 2018 White Alone | 87.3% | 85.8% | 82.2% |
| 2018 Black Alone | 1.1% | 1.4% | 1.4% |
| 2018 American Indian/Alaska Native Alone | 0.8% | 0.8% | 0.9% |
| 2018 Asian Alone | 4.6% | 4.8% | 5.3% |
| 2018 Pacific Islander Alone | 0.1% | 0.1% | 0.1% |
| 2018 Hispanic Origin (Any Race) | 12.2% | 14.1% | 20.5% |
| Income | | | |
| 2018 Median Household Income | \$87,914 | \$77,918 | \$73,580 |
| 2018 Average Household Income | \$106,827 | \$97,765 | \$94,329 |
| Per Capita Income | \$40,270 | \$39,302 | \$36,971 |
| 2018 Population 25+ by Educational Attainment | | | |
| Total | 7,748 | 54,723 | 176,751 |
| High School Graduate | 16.9% | 16.6% | 18.7% |
| GED/Alternative Credential | 3.0% | 3.4% | 4.0% |
| Some College, No Degree | 21.0% | 22.3% | 21.2% |
| Associate Degree | 10.9% | 10.1% | 9.0% |
| Bachelor's Degree | 29.6% | 28.6% | 24.9% |
| Graduate/Professional Degree | 14.8% | 15.0% | 14.2% |
| Daytime Population | | | |
| 2018 Total Daytime Population | 7,823 | 66,783 | 200,932 |
| Workers | 3,192 | 34,889 | 86,506 |
| Residents | 4,631 | 31,894 | 114,426 |