

FOR LEASE

# Standley Lake Marketplace

NEC 100th Ave & Wadsworth Pkwy | Westminster, CO



## Overview

AVAILABLE	1,208 - 11,373 SF
RATES	Contact broker for rates
NNN	\$5.00 / SF

## Description

- Prime retail space at busy intersection
- Multiple access points
- Established Community in surrounding area
- Ample Parking

## Join

SCANDINAVIAN  
DESIGNS



L A Z B O Y



## Demographics

	1 MILE	3 MILES	5 MILES
Current Population	11,563	75,606	249,982
Total Households	4,461	30,088	97,858
Average HH Income	\$101,908	\$95,007	\$91,527
Daytime Population	8,170	64,439	196,484

Year: 2017 | Source: Esri

## Traffic Counts

Wadsworth Pkwy: s/o 100th Ave	36,273 VPD
100th Ave: w/o Wadsworth Pkwy	12,692 VPD
100th Ave: e/o Wadsworth Pkwy	23,498 VPD

Year: 2012-2015 | Source: DRCOG

## Contact

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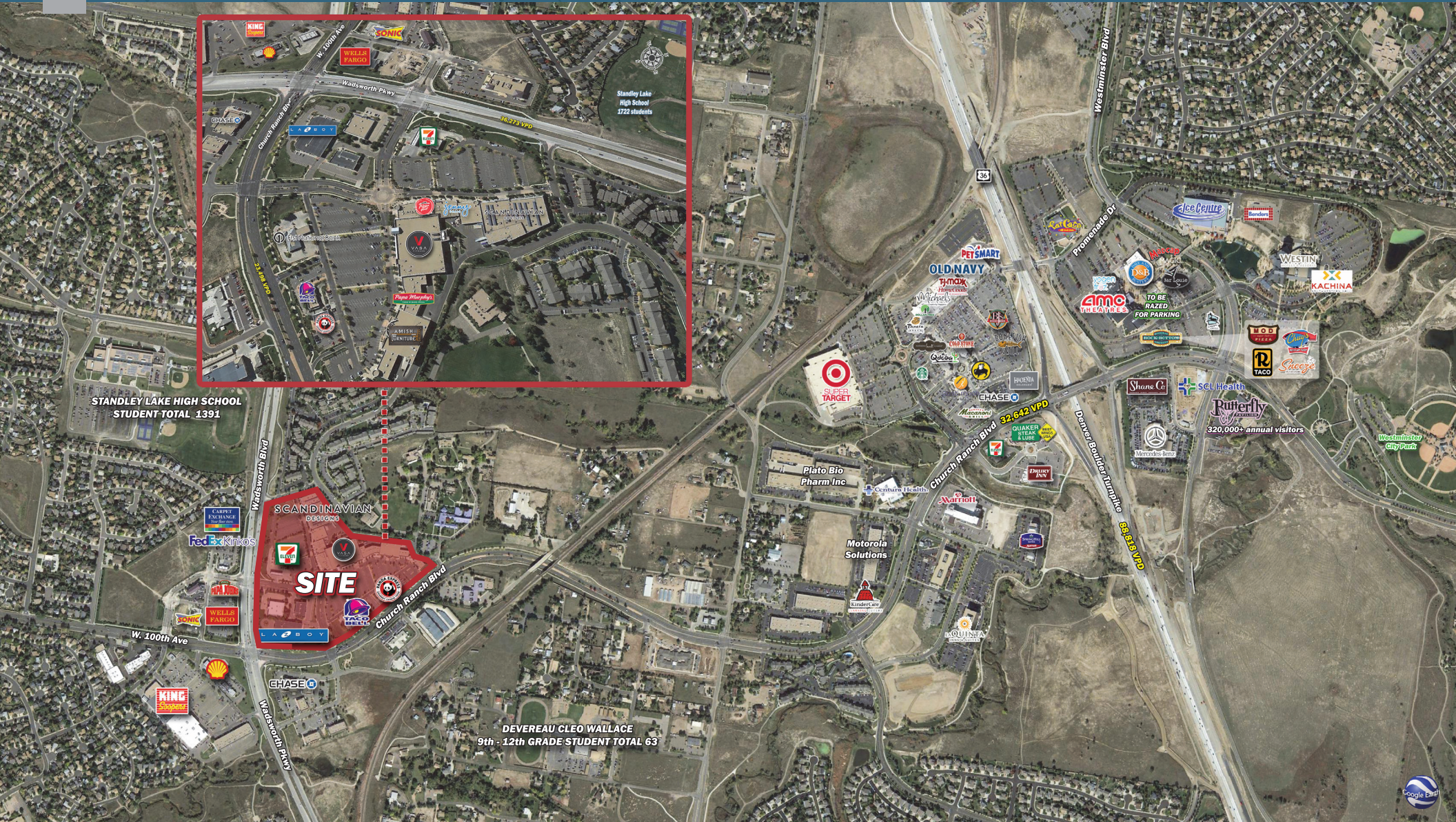
SRS REAL ESTATE PARTNERS | 1875 Lawrence Street, Suite 850 | Denver, CO 80202 | 303.572.1800

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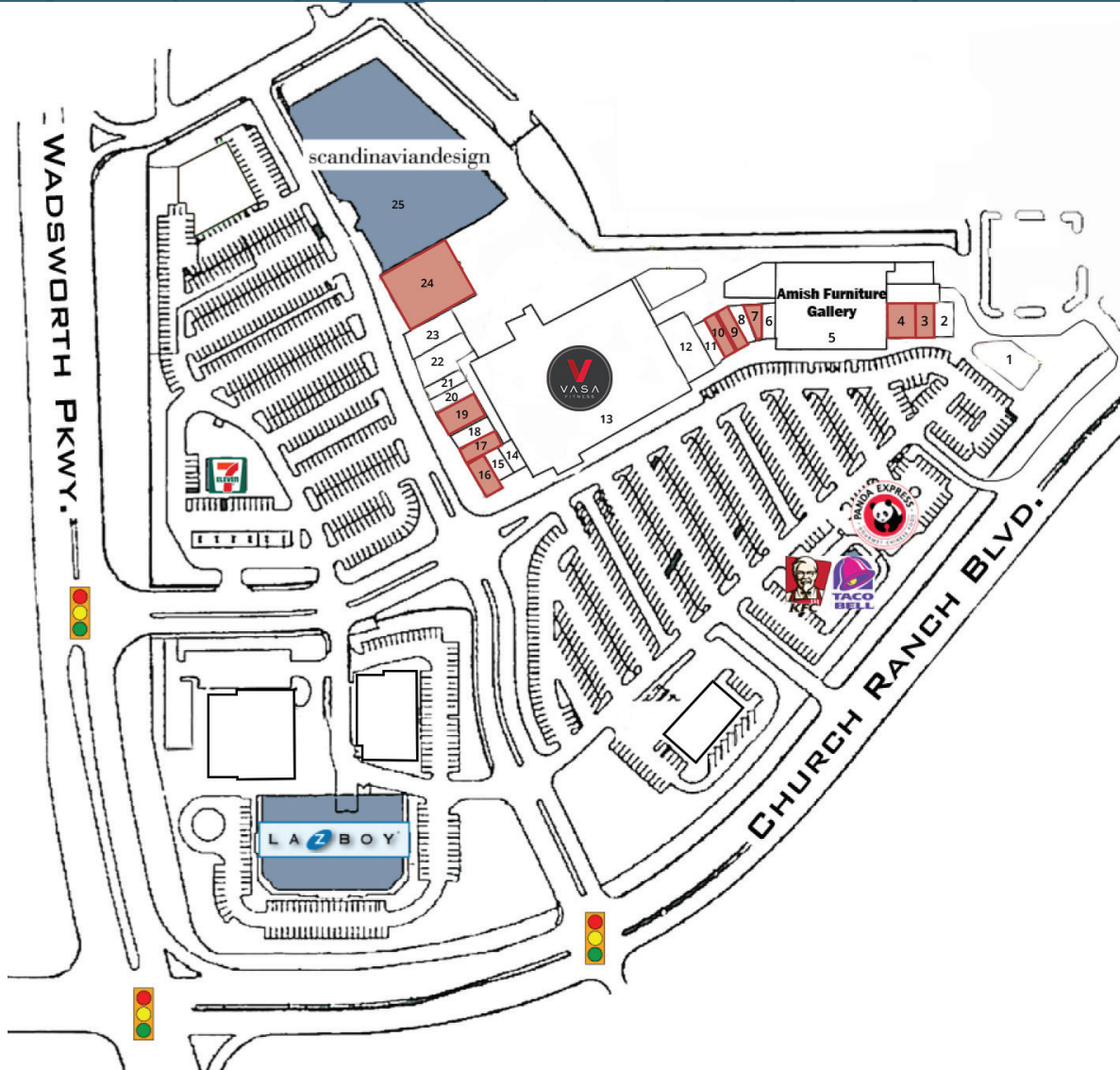
# Trade Area Aerial

Westminster, CO



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SPACE	UNIT	TENANT	SIZE (SF)
1	A0100	Bakery	4,405
2	B0100	Trinity Chiropractic	1,545
<b>3</b>	<b>B0200</b>	<b>VACANT</b>	<b>1,700</b>
<b>4</b>	<b>B0300</b>	<b>AVAILABLE</b>	<b>2,555</b>
5	C0100	Amish Furniture Gallery	
6	D0100	Nail Avenue	1,158
<b>7</b>	<b>D0150</b>	<b>VACANT</b>	<b>1,447</b>
8	D0200	Papa Murphy's Pizza	1,258
<b>9</b>	<b>D0300</b>	<b>VACANT</b>	<b>1,208</b>
<b>10</b>	<b>D0400</b>	<b>VACANT</b>	<b>1,334</b>
11	D0500	H & R Block	1,332
12	D0600	Standley Lake Marketplace Liquors	4,781
13	E0100	Vasa Fitness	

SPACE	UNIT	TENANT	SIZE (SF)
14	F0100	Perfect Brows	815
15	F0200	Edward Jones	822
<b>16</b>	<b>F0300</b>	<b>VACANT</b>	<b>1,461</b>
<b>17</b>	<b>F0400</b>	<b>VACANT</b>	<b>1,537</b>
18	F0500	Pizza Hut	1,593
<b>19</b>	<b>F0600</b>	<b>VACANT</b>	<b>2,823</b>
20	F0800	Jenny Craig	1,792
21		Children's Ministry	
22	F0900	Westminster Calvary Chapel	6,301
23	F1200	Silhouette's	4,206
<b>24</b>	<b>G0100</b>	<b>VACANT</b>	<b>11,373</b>
25	H0100	Scandanavian Furniture	

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## Executive Summary

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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	10,362	74,339	228,327
2010 Population	10,305	73,069	237,010
2019 Population	10,844	82,227	262,279
2024 Population	11,145	87,354	276,835
2000-2010 Annual Rate	-0.06%	-0.17%	0.37%
2010-2019 Annual Rate	0.55%	1.28%	1.10%
2019-2024 Annual Rate	0.55%	1.22%	1.09%
2019 Male Population	49.6%	49.4%	49.5%
2019 Female Population	50.4%	50.6%	50.5%
2019 Median Age	39.0	39.1	38.3
<b>Households</b>			
2000 Households	3,811	27,718	86,332
2010 Households	4,017	29,026	92,711
2019 Total Households	4,214	32,853	102,498
2024 Total Households	4,323	34,951	108,311
2000-2010 Annual Rate	0.53%	0.46%	0.72%
2010-2019 Annual Rate	0.52%	1.35%	1.09%
2019-2024 Annual Rate	0.51%	1.25%	1.11%
2019 Average Household Size	2.55	2.50	2.55
<b>Housing Units</b>			
2019 Total Housing Units	4,298	33,791	105,607
2019 Owner Occupied Housing Units	3,214	22,545	68,311
2019 Renter Occupied Housing Units	1,001	10,308	34,187
2019 Vacant Housing Units	84	938	3,109
<b>Race and Ethnicity</b>			
2019 White Alone	87.3%	85.4%	81.3%
2019 Black Alone	1.1%	1.4%	1.5%
2019 American Indian/Alaska Native Alone	0.7%	0.8%	1.0%
2019 Asian Alone	4.7%	5.0%	5.4%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Hispanic Origin (Any Race)	11.9%	14.6%	21.8%
<b>Income</b>			
2019 Median Household Income	\$96,550	\$84,548	\$76,782
2019 Average Household Income	\$115,909	\$102,674	\$96,551
2019 Per Capita Income	\$43,793	\$41,095	\$37,697
<b>2019 Population 25+ by Educational Attainment</b>			
Total	7,714	59,087	183,616
High School Graduate	16.3%	16.5%	18.2%
GED/Alternative Credential	3.2%	3.3%	4.1%
Some College, No Degree	21.2%	22.6%	21.3%
Associate Degree	8.9%	8.5%	8.2%
Bachelor's Degree	30.4%	29.3%	26.1%
Graduate/Professional Degree	15.4%	15.0%	13.9%
<b>Daytime Population</b>			
2019 Total Daytime Population	9,384	72,587	208,058
Workers	4,657	37,370	89,762
Residents	4,727	35,217	118,296