

10081 Wadsworth Parkway •  
Westminster, CO



## FOR LEASE

**MANNY CERECERES**  
Principal/Owner  
(303) 427-0303  
manny@retro-commercial.com  
E140033453, Colorado

### PROPERTY DESCRIPTION

The property is a mixed-use office/retail use in north Westminster. The building is a two-story building with a prime end-cap facing the intersection of 101st Avenue and 100th Avenue and Wadsworth Pkwy. Awesome visibility to the intersection and access to a bedroom community with great day time demographics.

### LOCATION DESCRIPTION

The restaurant opportunity is located on the NWC of 100th Avenue and Wadsworth Pkwy. Great Infill opportunity in the dynamic area of Country Side Neighborhood!

### SUMMARY

Unit SF: 2,459  
Lease Rate: \$26.00/psf  
Lot Size: 1.38 Acres  
Parking Ratio: 3:1,000  
Net Expenses: \$11.00  
Year Built: 2013  
Zoning: Medical/Re tail Mixed Use



## Property Photos

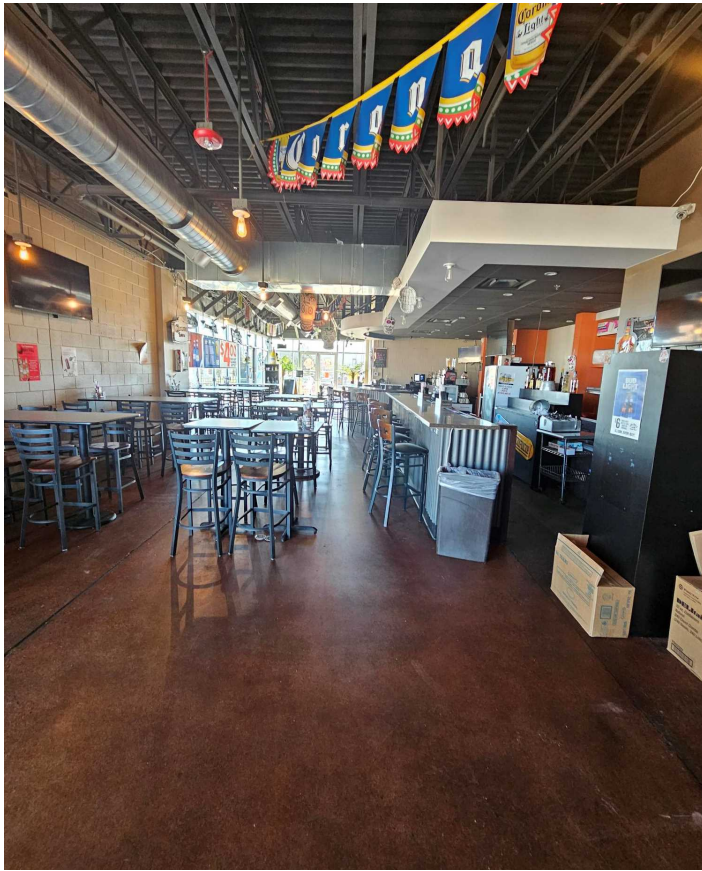
Arbor Family Medical Building | 10081 Wadsworth Parkway | Westminster, CO 80021



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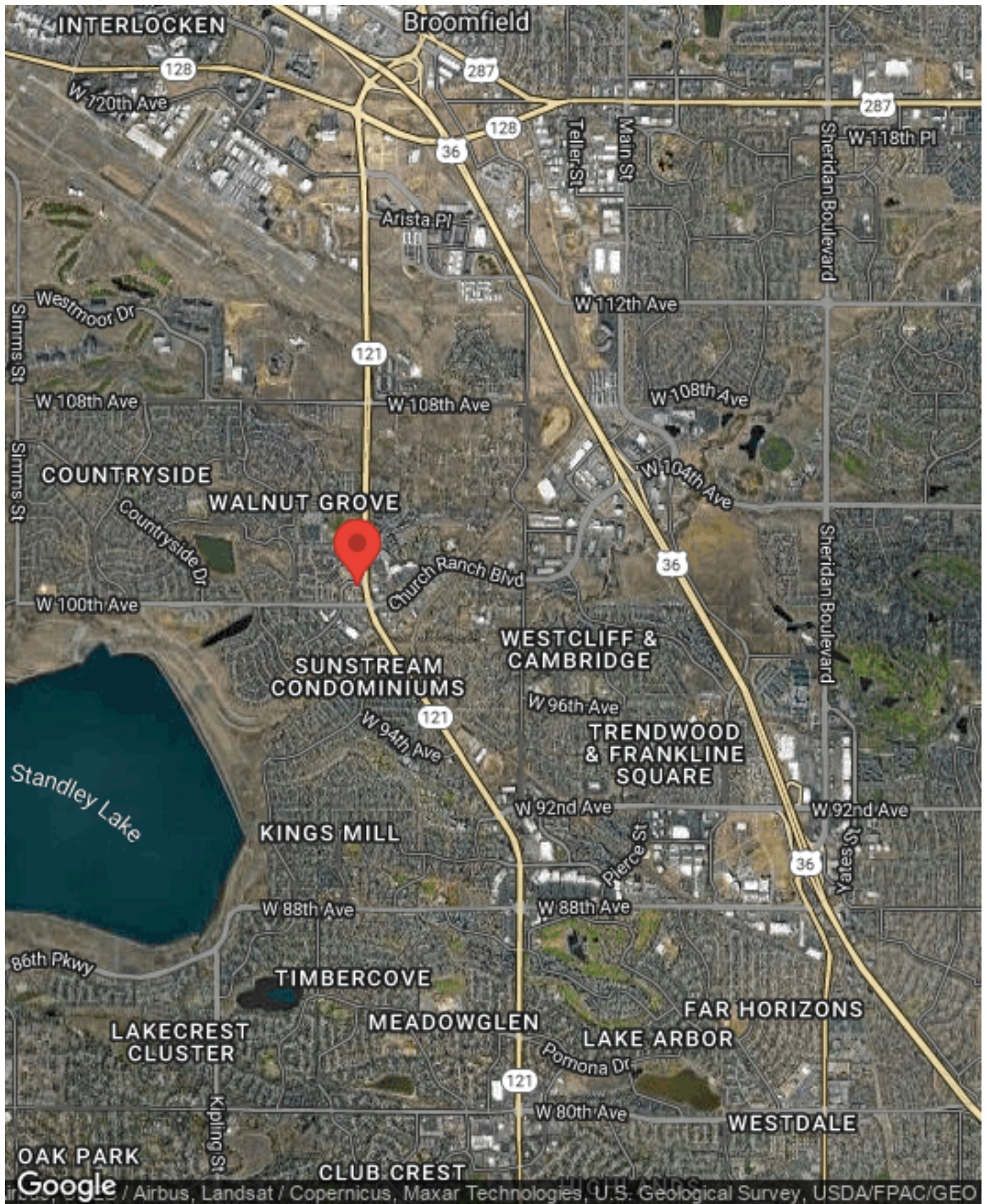
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# Aerial Map

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# Business Map

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 Starbucks


 Rocky Fin Poke 2


 G's Tacos - Westy


 McDonald's

 Standley Shores Ace Hardware

 Odde's Music Grill

 Carpet Exchange

 Scandinavian Designs

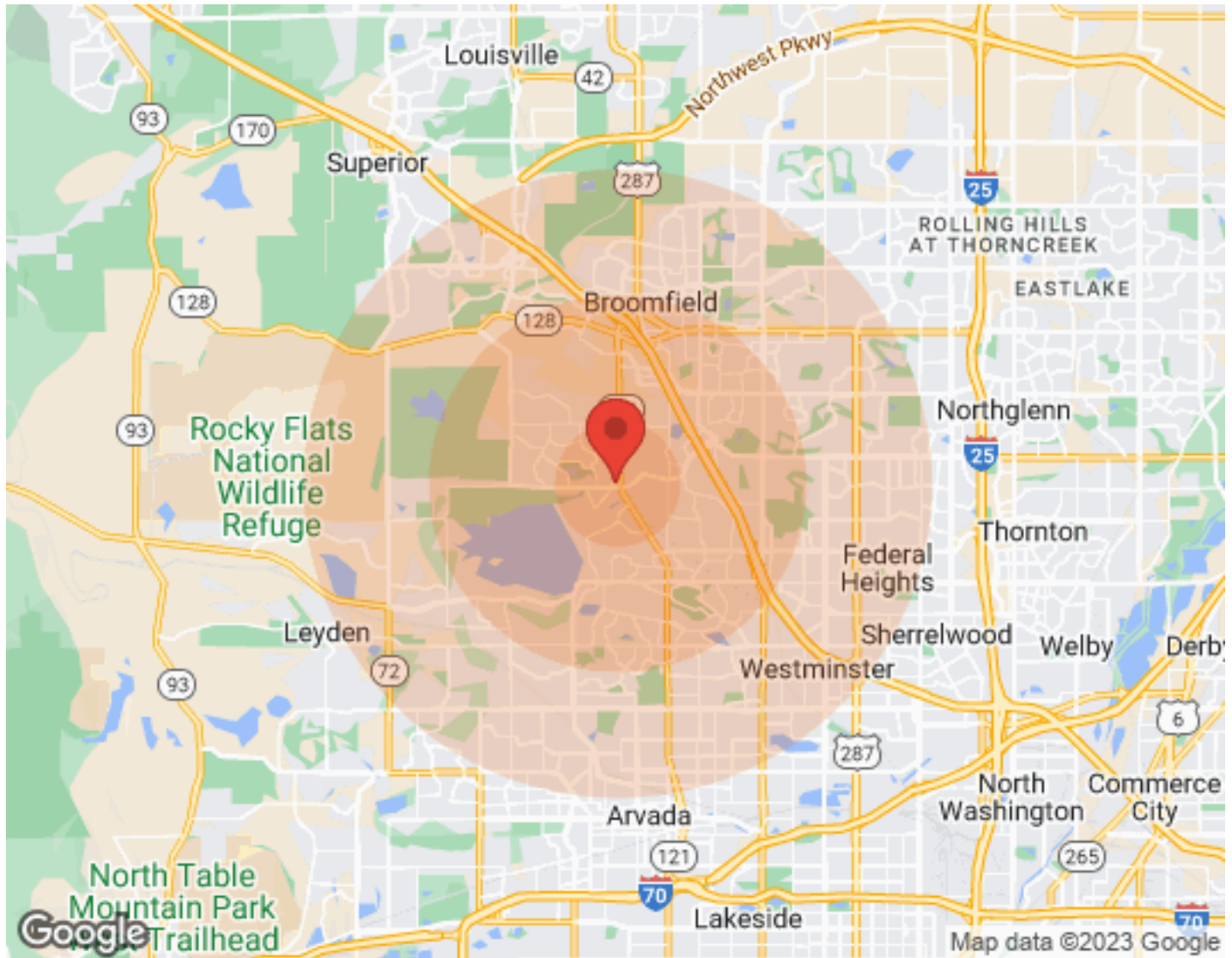
 La-Z-Boy Furniture Galleries

Janakpur Indian Restaurant & Bar

Aspen Lodge Bar & Grill

## Demographics

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,875	36,186	115,999	Median	\$79,983	\$70,438	\$65,043
Female	4,002	36,280	117,062	< \$15,000	72	1,416	6,067
Total Population	7,877	72,466	233,061	\$15,000-\$24,999	224	2,039	8,222
				\$25,000-\$34,999	149	2,035	7,596
				\$35,000-\$49,999	294	3,827	12,918
				\$50,000-\$74,999	778	6,299	18,759
				\$75,000-\$99,999	345	4,789	13,908
				\$100,000-\$149,999	704	5,514	15,070
				\$150,000-\$199,999	288	1,911	5,418
				> \$200,000	51	1,062	3,546
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	7,308	66,160	204,563	Total Units	3,042	30,816	98,766
Black	12	323	1,161	Occupied	2,951	29,738	94,440
Am In/AK Nat	2	79	437	Owner Occupied	2,549	21,422	65,443
Hawaiian	N/A	7	8	Renter Occupied	402	8,316	28,997
Hispanic	831	8,896	42,281	Vacant	91	1,078	4,326
Multi-Racial	724	7,872	38,118				