

FOR LEASE!

4750 W 120TH AVENUE
WESTMINSTER, CO



INVESTMENT HIGHLIGHTS:

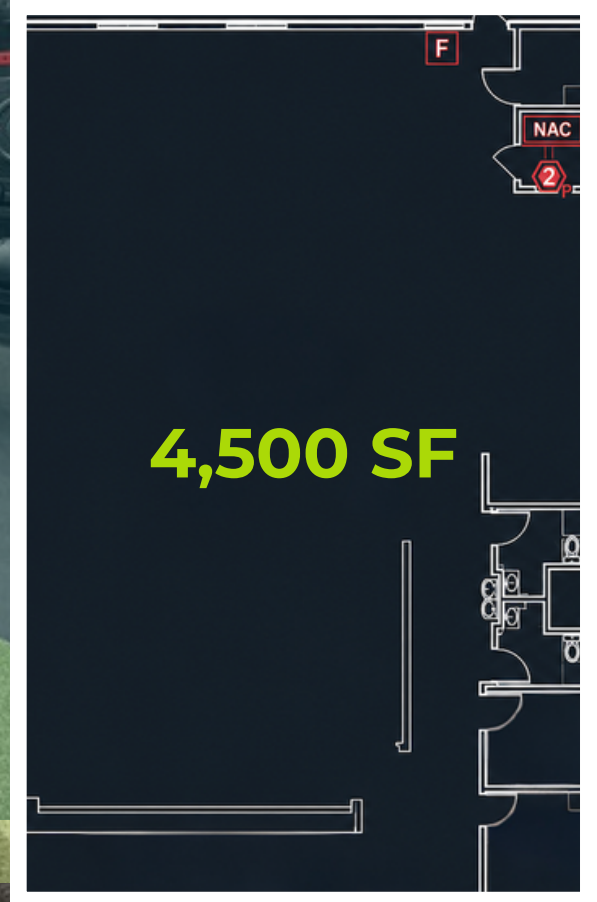
- Below Market Rent: Offered at low \$23/SF (Contact Broker for NNN PSF), this space is strategically positioned with below market rents.
- Established Retail Destination: A strong mix of experiential, service oriented, and destination retailers generates consistent traffic and enhances cross-shopping opportunities.
- Turnkey Fitness Buildout: Existing ±4,500 SF fitness layout, recent electrical upgrades, and new HVAC systems enable quick occupancy with minimal tenant improvement costs
- Exceptional Visibility & Access: Prime frontage on W. 120th Avenue offers strong exposure, with signalized access, ample parking, and ADA-compliant entry for customer and employee convenience.



centennialadvisers

SHERIDAN CROSSING II

D1 TRAINING



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