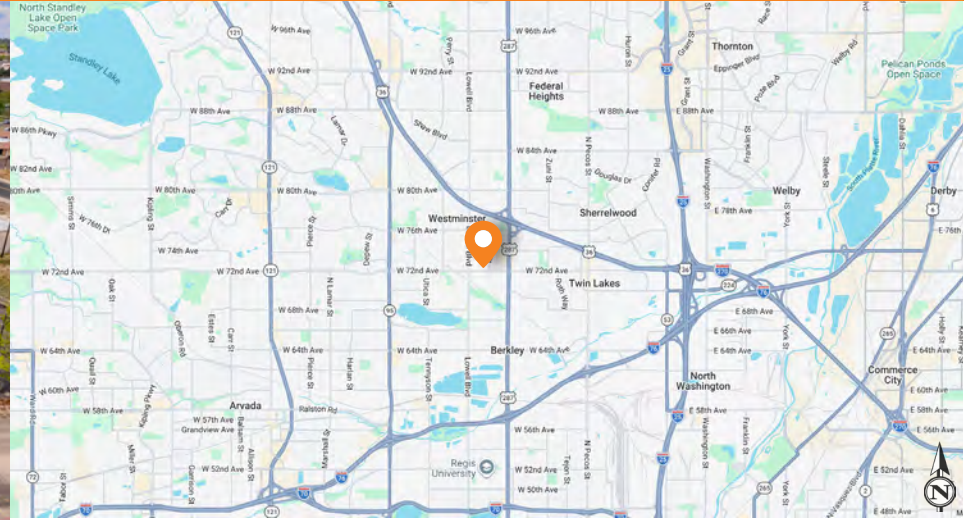


3485 W 72ND AVE

WESTMINSTER, CO



FOR SALE

AVAILABLE
1.38 Acres

PROPERTY HIGHLIGHTS

- Great visibility & access
- High traffic count
- Just west of Federal Blvd

NEARBY RETAILERS



TRAFFIC COUNTS

On W 72nd Ave west of Irving St	20,366 CPD
On W 72nd Ave east of Irving St	20,467 CPD
On Federal Blvd south of W 72nd Ave	34,149 CPD
On Federal Blvd north of W 72nd Ave	41,911 CPD

Source: CDOT 2025

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	17,506	136,576	356,540
AVERAGE HH INCOME	\$97,186	\$104,551	\$125,096
BUSINESSES	715	5,791	19,184
EMPLOYEES	5,022	47,584	169,091

Source: Applied Geographic Solutions, 2025 Estimates

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WESTMINSTER, CO

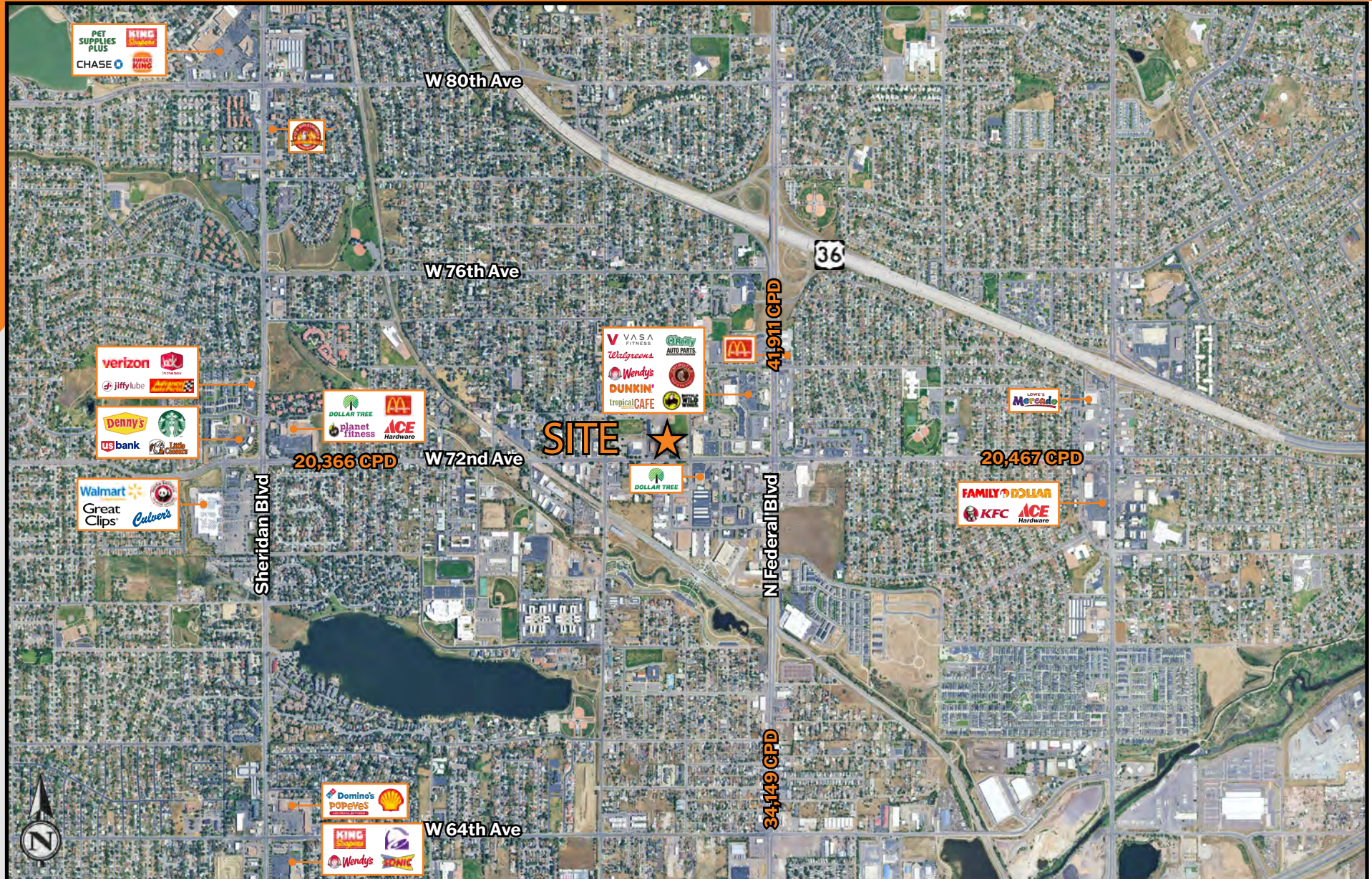
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RETAIL BROKERAGE



3485 W 72ND AVE

WESTMINSTER, CO

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RETAIL BROKERAGE





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