

11450 CHEROKEE ST

Northglenn, CO 80234

New Lower Introductory Rate!



PROPERTY HIGHLIGHTS

- Industrial Building along I-25 near 120th
- Traffic count on I-25 250,000 vehicles per day
- Perfect for tenants looking for a North Denver Location
- Monument Signage available at additional cost
- Two Units available
- Unit A2 - waiting area/reception, open warehouse with 14' drive in door, storage above office area
- Unit B2: End Unit. Two Story Office Area. Unit has a 14' high drive-in-door

PROPERTY DESCRIPTION

Unit A2

Sf: 2,627

Lease Rate: \$10.50 sf/yr NNN (est \$7.50/sf)

Unit B2

SF: 2,786

Lease Rate \$10.50 sf/yr NNN (est \$7.50/sf)

SPACES	LEASE RATE :	SPACE SIZE
Unit A2	\$10.50 SF/yr	2,627 SF
Unit B2	\$10.50 SF/yr	2,786 SF



BRANDI SPENCER

Senior Broker
720.880.6977
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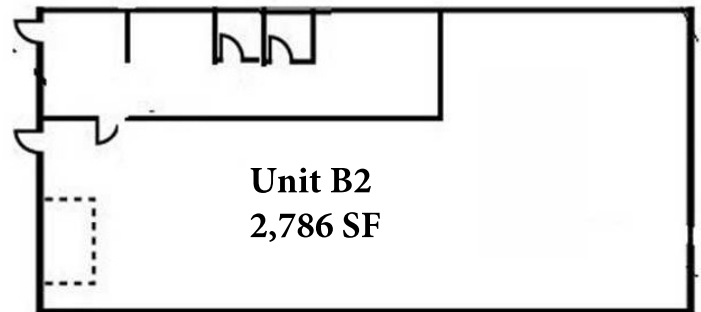
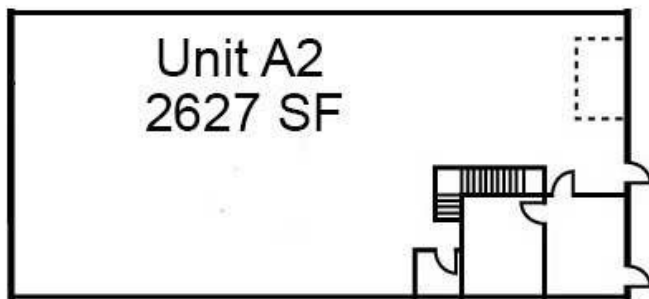
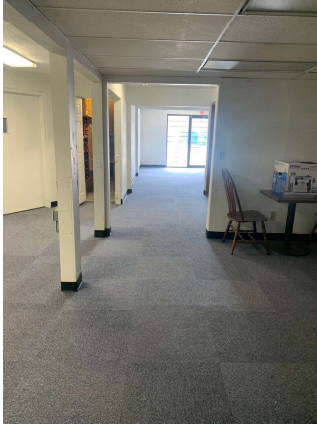
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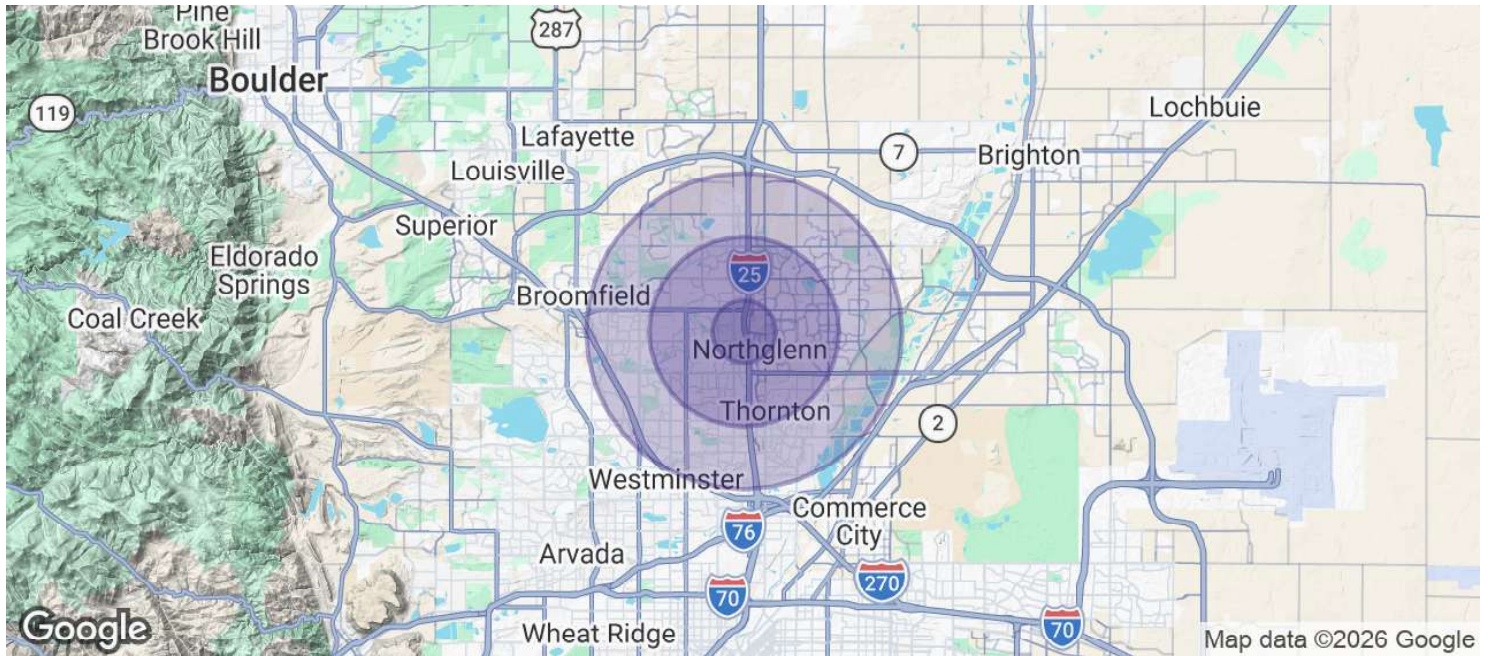
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,117	143,821	339,316
Average Age	32.8	35.6	35.4
Average Age (Male)	31.9	35.1	34.8
Average Age (Female)	33.6	36.1	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,631	53,053	119,953
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$71,422	\$88,629	\$94,948
Average House Value	\$258,694	\$299,980	\$324,330

2020 American Community Survey (ACS)



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