

1,544–6,448 SF
RETAIL SPACE
FOR LEASE

WESTBROOK SHOPPING CENTER

9140 W. 100TH AVENUE | WESTMINSTER, CO 80021



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

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AVAILABILITY

- SF Available: 1,544 – 6,448 SF
- Pricing: Contact Broker

TRAFFIC COUNTS

- W 100th Avenue: 21,579 VPD

Source: 2022 MPSI Estimates

HIGHLIGHTS

- **TWO NEW BUSINESSES OPENING SOON:** Forever Beauty Medspa and Red Eye Coffee Roasters
- New monument signage coming soon on W 100th Ave (21,579 VPD)
- Located directly to the north of a King Soopers and Ace Hardware anchored shopping center
- NEW OWNERSHIP! Tenant Improvement allowance and rent abatement available for qualified Tenants
- The shopping center is close to Standley Lake High School, Westminster Hills Off-Lease Dog Park, Arista and more



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Wadsworth Blvd (36,883 VPD)

W 100th Ave (21,116 VPD)



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W 100th Ave. - 21,579 VPD

CIRCLE K
N.A.P.

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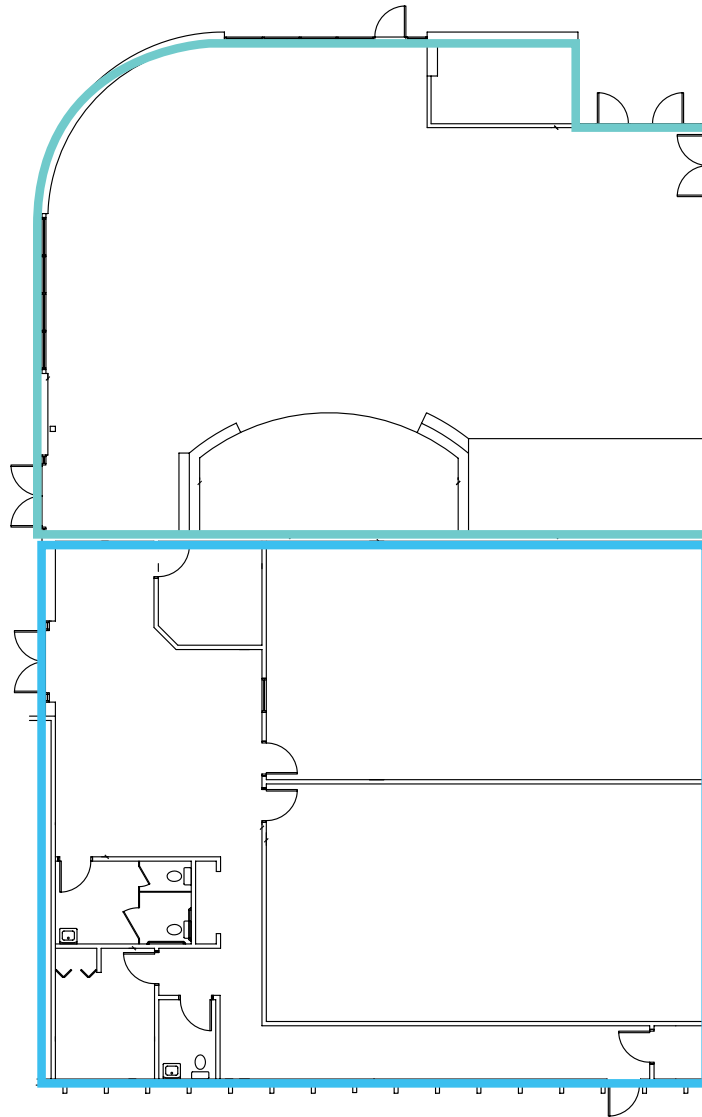
Tenants

UNIT	TENANT
A1/A2	Angels Adult Care
A3	NEW: Red Eye Coffee
A4	Home Cleaning
A5	Hookah
A6	Elevate Lounge
A7	St James
A8	1,544 SF AVAILABLE
A9	Pet Design
A10	3,454 SF AVAILABLE
A11	E.motion
A12	2,994 SF AVAILABLE
A13	NEW: Forever Beauty Medpsa

KING
Soopers
N.A.P.

WESTBROOK SHOPPING CENTER

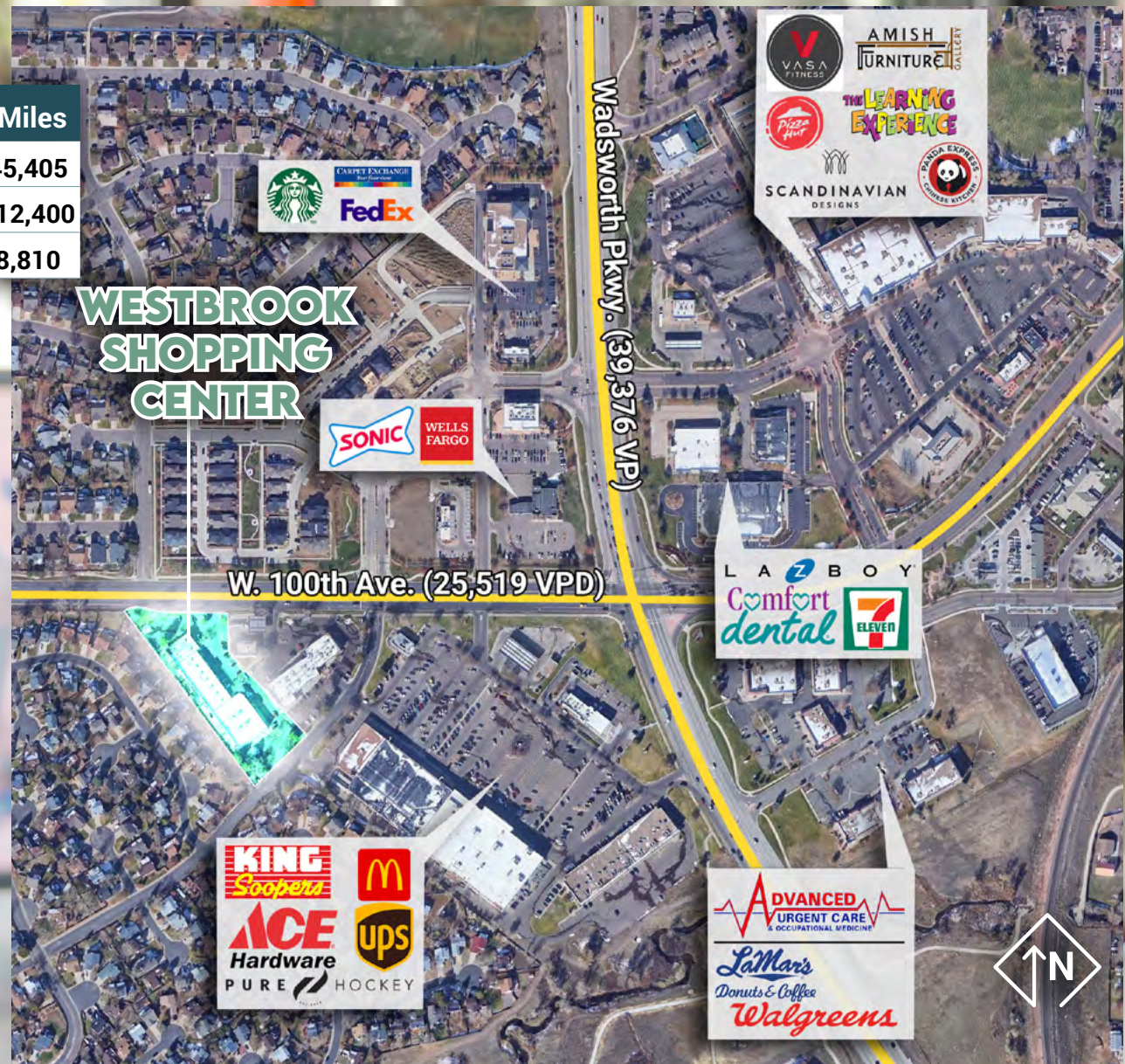
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SUITE A10
3,454 SF
FORMER DANCE STUDIO
WITH SPRUNG FLOORS

SUITE A12
2,994 SF
CAN BE COMBINED FOR 6,448 SF

	1 Mile	3 Miles	5 Miles
Population	10,318	72,946	245,405
Average Household Income	\$128,070	\$114,674	\$112,400
Daytime Population	3,239	32,930	88,810



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