

## TRADE AREA DEMOGRAPHICS

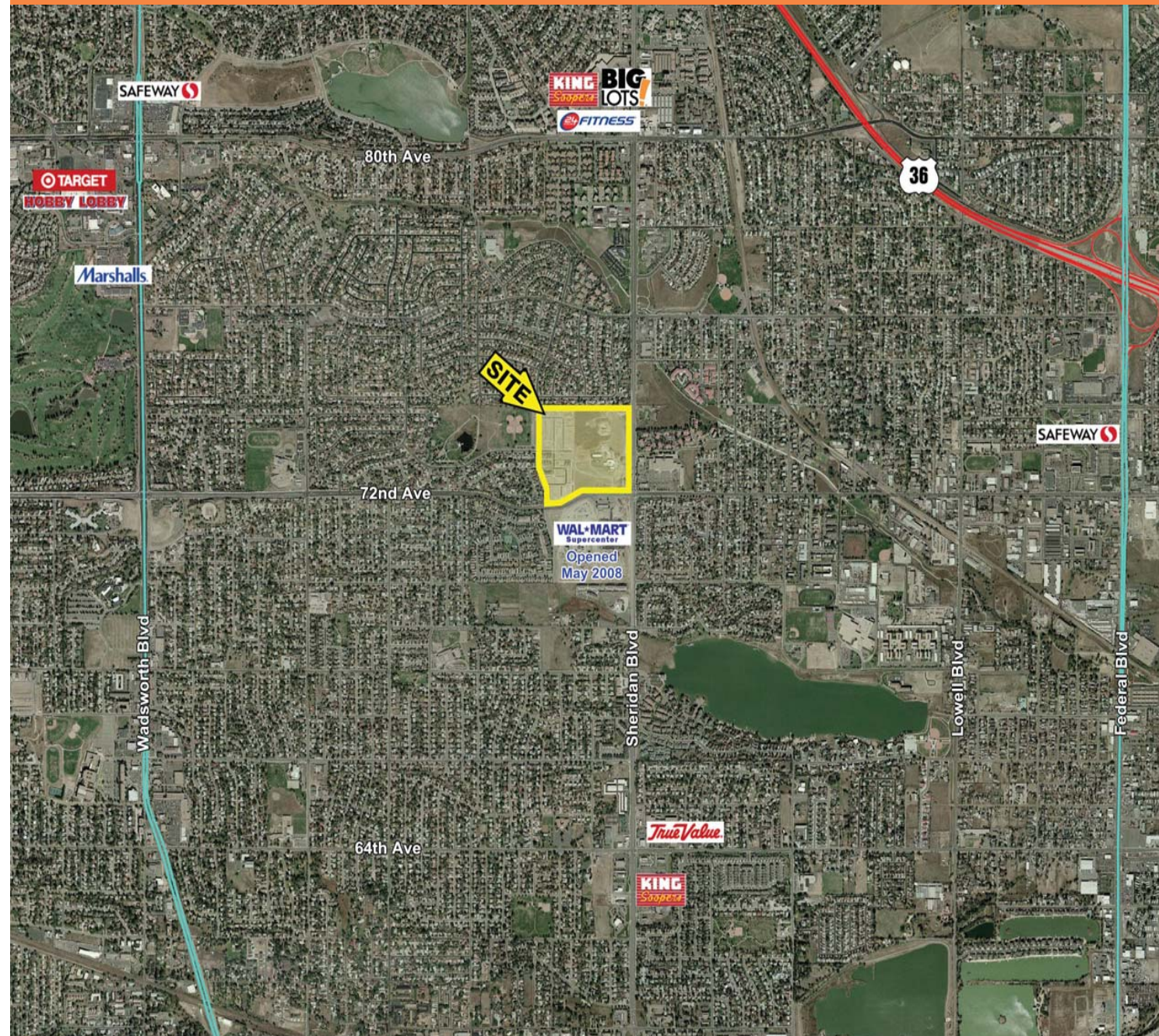
	1 Mile	3 Mile	5 Mile
Population	18,135	126,796	325,160
Average HH Income	\$49,077	\$51,655	\$53,447
Businesses	352	4,388	11,258
Employees	2,843	45,055	126,170

Source: Applied Geographic Solutions, 2007 Estimates

## TRAFFIC COUNTS

On 72nd Ave west of Sheridan Blvd	14,365 Cars/day
On 72nd Ave east of Sheridan Blvd	16,947 Cars/day
On Sheridan Blvd north of 72nd Ave	42,217 Cars/day
On Sheridan Blvd south of 72nd Ave	43,269 Cars/day

Source: City of Arvada 2004, City of Westminster 2007



# SHOENBERG FARMS

## NEW RETAIL DEVELOPMENT AT NWC OF 72ND AVENUE & SHERIDAN BOULEVARD

WESTMINSTER, COLORADO



- Prime retail space and pads available for immediate occupancy
- Excellent visibility and access from Sheridan Boulevard
- Join Starbucks, Advance Auto Parts, 7-Eleven and brand new Super Wal-Mart
- Pads and in-line space available ranging from 1,000 sf to 2 acres

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FOR MORE INFORMATION, PLEASE CONTACT:

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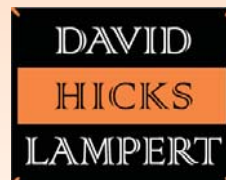
NEW RETAIL DEVELOPMENT AT NWC OF 72ND AVENUE & SHERIDAN BOULEVARD - WESTMINSTER, COLORADO



## AVAILABLE

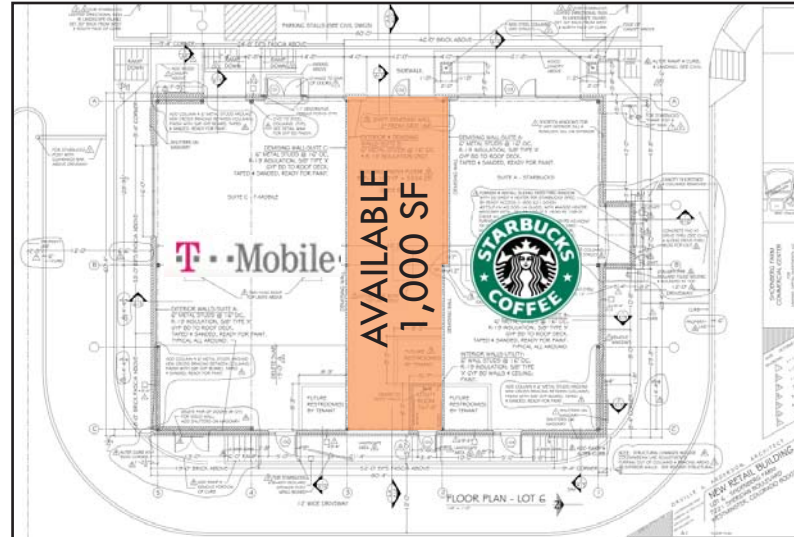
LOT 1	60,213 SF (1.38 Ac)
LOT 2	28,673 SF (0.66 Ac)
LOT 8	6,435 SF
LOT 9	9,100 SF
LOT 11	23,627 SF (0.54 Ac)

- In-line retail spaces from 1,000 - 4,000 square feet available



The information contained herein was obtained from sources deemed reliable. David, Hicks & Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.

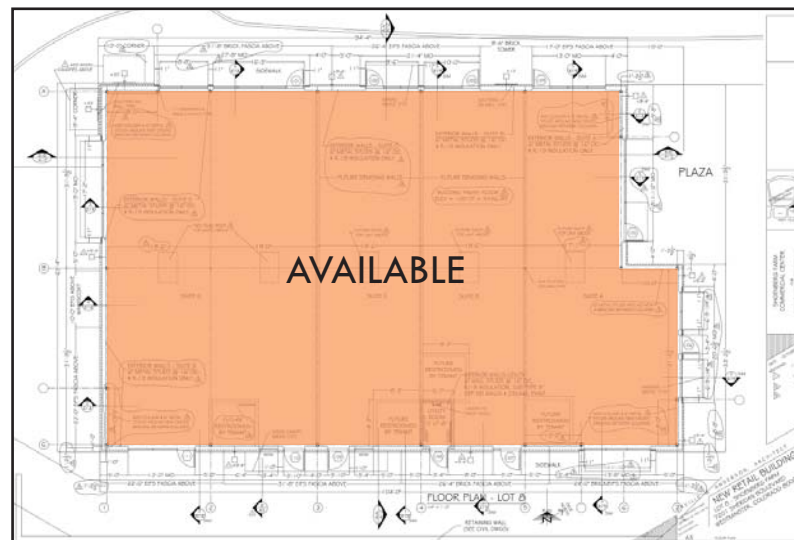
BUILDING 1



BUILDING 2



BUILDING 3



EXISTING COMMERCIAL

Lot 1  
60,213 SF  
1.38 Acres  
\*Subject to Future ODP Approval

Lot 2  
28,673 SF  
.66 Acres  
Subject to Future ODP Approval

EXISTING RESIDENTIAL

Lot 14  
141,147 SF  
3.24 Acres  
Subject to Future ODP Approval

Lot 13  
30,000 SF  
.89 Acres  
Subject to Future ODP Approval

Lot 12  
64,163 SF  
1.47 Acres  
Subject to Future ODP Approval

Lot 11  
23,627 SF  
.54 Acres  
Subject to Future ODP Approval

Lot 10  
42,281 SF  
.97 Acres  
Subject to Future ODP Approval

Lot 9  
90,209 SF  
2.07 Acres  
Commercial  
9,100 SF  
46 Pk provided

Lot 8  
28,378 SF  
.65 Acres  
Commercial  
6,435 SF  
32 Pk provided

72nd ROW  
31,463 SF  
.72 Acres

FUTURE COMMERCIAL (PROPOSAL PENDING)

RESIDENTIAL