

# Park Centre Place

1885 West 120th Avenue, Westminster, Colorado 80234



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## Retail Space Available

RATE \$16.00 psf  
NNN \$ 7.31 psf

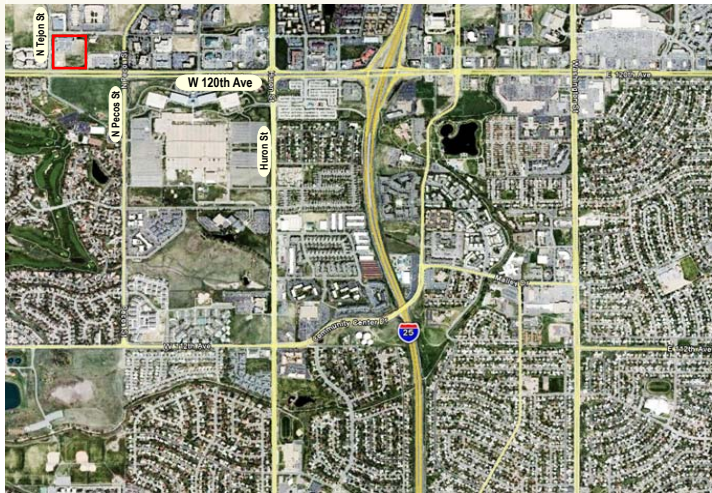
Park Centre Place has a certain air of respectability about its clean architectural styling. With its strong demographics, heavy traffic counts along 120th Avenue, ample parking, and easy access from I-25, this shopping center is an opportunity worth pursuing.

### Estimated Average Traffic Count (2006)

On West 120th Avenue at Tejon Street **40,300 VPD**

Area Demographics (2009)	1-Mile	3-Miles	5-Miles
Estimated Average Population	8,362	114,312	312,463
Estimated Average HH Income	\$83,700	\$85,034	\$83,030

Sources: Demographics, Costar Realty Information, Inc. (3/30/10)  
Traffic Count, DataMetrix (3/30/10)



**weststar**

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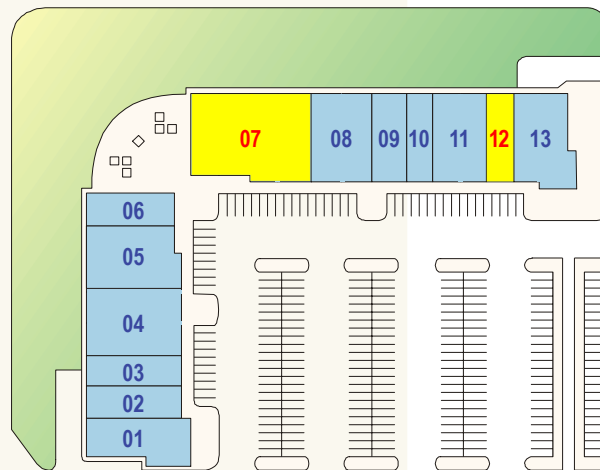
For information, please call:

Stephanie Keyes 720-880-2924  
 Tim Hakes 720-880-2923

## Tenants

- 00 Vectra Bank
- 01 Snarf's
- 02 Kumon
- 03 Sheer Dimensions Salon
- 04 Dojo Karate
- 05 Kabbob
- 06 Hearing Rehab Center
- 07 Available - 4,534 sf
- 08 The Mutual Fund Store
- 09 Chiropractor
- 10 Allstate
- 11 Chiropractor
- 12 Available - 1,200 sf
- 13 Cort Furniture

N Tejon Street



**UNDEVELOPED  
 LAND**



Site plan not completely drawn to scale.