

# Rainbow Shoppes

12002 - 12034 Melody Drive, Westminster, Colorado 80234



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## Retail Space Available

**RATE** \$13.00 psf  
**NNN** \$ 7.82 psf

### Traffic Counts (2002)

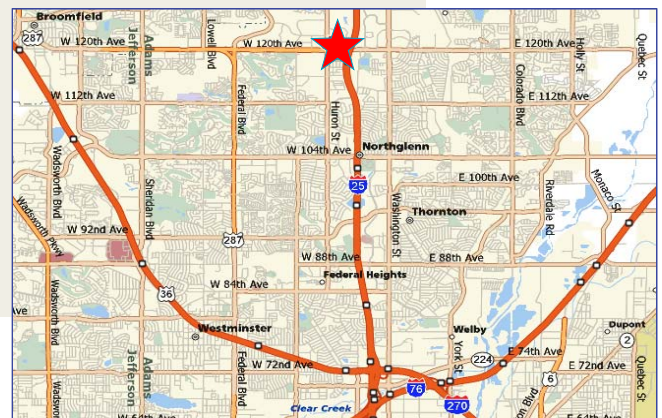
W 120th & Huron Street **54,583 CPD**

| Area Demographics (2004) | 1-Mile          | 3-Miles         | 5-Miles         |
|--------------------------|-----------------|-----------------|-----------------|
| Population               | <b>11,210</b>   | <b>104,110</b>  | <b>253,128</b>  |
| Average HH Income        | <b>\$57,274</b> | <b>\$76,176</b> | <b>\$73,982</b> |

Source: CoStar Property

Rainbow Shoppes is an attractive and convenient neighborhood center located at 120th Avenue and Melody Drive. Catering to select needs in health, finance, and personal necessities from the current tenants lends to this center a unique opportunity for those wanting a cohesive business environment for their customers.

Close proximity and access to Interstate I-25.



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|                    |                  |                            |                    |  |                    |                    |
|--------------------|------------------|----------------------------|--------------------|--|--------------------|--------------------|
| #12034<br>1,242 sf | #12032<br>778 sf | #12028 - 12030<br>2,096 sf | #12026<br>1,030 sf | #12024<br>1,030 sf<br><b>Available</b> | #12022<br>1,040 sf | #12018<br>2,422 sf |
|--------------------|------------------|----------------------------|--------------------|--|--------------------|--------------------|



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|                         |                  |                 |
|-------------------------|------------------|-----------------|
| All State Cremation     | #12002           | 1,272 sf        |
| Lair of Abraxa's        | #12004           | 1,259 sf        |
| Lair of Abraxa's        | #12006           | 1,258 sf        |
| Selbo Massage           | #12008           | 1,045 sf        |
| Sushi North             | #12010           | 2,249 sf        |
| MinuteMan Press         | #12016           | 1,254 sf        |
| Puppies N Stuff         | #12018           | 2,422 sf        |
| Fallen Apples           | #12022           | 1,040 sf        |
| <b>Available</b>        | <b>#12024</b>    | <b>1,030 sf</b> |
| Music School            | #12026           | 1,045 sf        |
| Dentist, Dr Tamra Gibbs | #12028<br>#12030 | 2,096 sf        |
| Farmers Insurance       | #12032           | 778 sf          |
| Anglz Salon             | #12034           | 1,242 sf        |

|                    |
|--------------------|
| #12016<br>1,254 sf |
| #12010<br>2,249 sf |
| #12008<br>1,045 sf |
| #12006<br>1,045 sf |
| #12004<br>1,259 sf |
| #12002<br>1,272 sf |

For further information, please call:

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