

WASHINGTON PLAZA

750 E 104th Avenue, Thornton, CO



DEMOGRAPHICS



POPULATION

1 Mile:	16,436
3 Mile:	163,903
5 Mile:	335,030



DAYTIME POPULATION

1 Mile:	6,158
3 Mile:	40,575
5 Mile:	85,687



AVG. HH INCOME

1 Mile:	\$97,107
3 Mile:	\$101,283
5 Mile:	\$117,491



HOUSEHOLDS

1 Mile:	6,065
3 Mile:	61,759
5 Mile:	123,458



TRAFFIC COUNTS

104th e/o Washington:	41,321 vpd
Washington s/o 104th:	28,545 vpd

PROPERTY OVERVIEW

- 2,700 SF retail space available
- King Soopers anchored shopping center
- Strong demographics and traffic counts
- Close proximity to I-25

ADJACENT RETAILERS



Adam Deutsch

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Scott Steputis

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Rhonda Coy

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Unit	Tenant	SF
1	Shell Fuel	
2	Subway	1,621
3	Hungry Howies	1,540
4	Massage	960
5	Amazing Cuts	1,000
6	AVAILABLE	2,700
7	King Soopers	33,205



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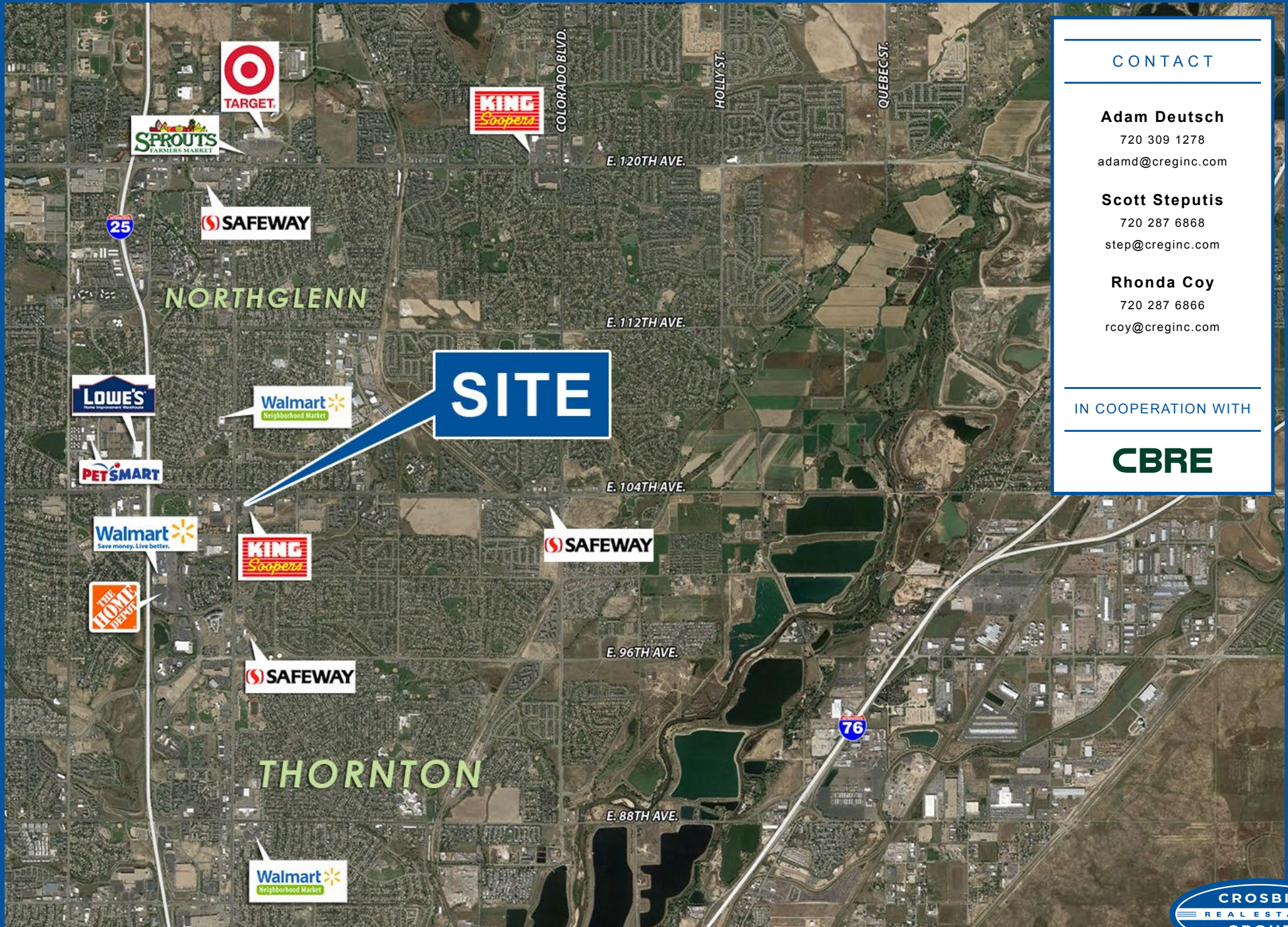
IN COOPERATION WITH

CBRE

**CROSBIE
REAL ESTATE
GROUP**

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