

# Shoenberg Farms

7211 Sheridan Blvd, Westminster, CO 80003



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6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

720-941-9200 main | 720-941-9202 fax

**Tim Hakes**

720-880-2923 direct | 720-352-9457 cell

**Stephanie Kamlet**

720-880-2924 direct | 303-667-2029 cell

[www.weststarcommercial.com](http://www.weststarcommercial.com)

## Retail Space Available

AVAILABLE	1,170 sf
RATE	\$24.00 - \$26.00 psf

Shoenberg Farms is a newer developed retail center which is conveniently located at the NWC of N Sheridan Blvd and W 72nd Ave in Westminster, Colorado. It's high visibility from Sheridan, easy access into the property, a steady dense flow of daily traffic, ample off-street parking and competitive rates makes this an ideal business opportunity.



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## Estimated Daily Traffic Count (2016)

(S) on Sheridan Blvd at W 72nd Ave	<b>36,000 VPD</b>
(N) on Sheridan Blvd at W 72nd Ave	<b>36,700 VPD</b>
(E) on W 72nd Ave at Sheridan Blvd	<b>18,100 VPD</b>

Area Demographics (2017)	1-Mile	3-Miles	5-Miles
Average Estimated Population	<b>19,642</b>	<b>140,237</b>	<b>346,505</b>
Average HH Income	<b>\$65,989</b>	<b>\$69,786</b>	<b>\$77,689</b>

Sources: Demogr, CoStar Realty Info, Inc; Traffic Counts, CoStar DataMetrix | 8-7-2017

Come join Starbucks, Little Caesars, T-Mobile, AT&T, Cricket, and recently Denny's at the **Shoenberg Farms**. An opportunity has just opened up with 1,170 square feet of retail space, formerly Supercuts. Feel free to give one of our professional brokers a call for more information.



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