

Former Med Spa, Former Dental Office, and Retail Spaces Now Available for Lease | Valle Vista

3003 W 104th Avenue, Westminster, Colorado 80031



Asking Price: \$23.00

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Three Great Spaces Are Now Available for Lease

Three spaces are now available for lease, one having been a former Medical Spa, the other a Dental Office in this densely populated area of Westminster, Colorado. The **former medical spa**, a 3,165 sf space, the **former dental offices** 3,624 sf space, and a 1,346 sf retail space all located in a center surrounded by dense populations and heavy daily traffic volumes along W 104th Ave and Federal Blvd. Across the street is a King Soopers, Safeway and other food enterprises as well as a large array of car dealerships and other assorted retail, with plenty of onsite parking and good visibility. *This property is well worth your time to give us a call for further information.*

AREA OVERVIEW

Average Daily Traffic Counts (2022)

S on Federal Blvd at W 104th Ave	25,027 VPD
N on Federal Blvd at W 104th Ave	29,640 VPD
E on W 104th Ave at Federal Blvd	27,020 VPD
W on W 104th Ave at Federal Blvd	31,373 VPD

Area Demographics	1-Mile	3-Miles	5-Miles
2023 Population	13,934	136,999	363,915
Average HH Income	\$118,296	\$94,667	\$ 99,457

06/27/2024 Sources: demographics, CoStar Realty Information, Inc | traffic, TrafficMetrix

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms, and information subject to change.

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TENANTS

- 1 Get Fresh Barbershop
- 2 **Former 3,165sf Med Spa Space for Lease**
- 3 The Original Chubby's
- 3A **1,346 sf Retail Space Available for Lease**
- 4 **Former 3,624 sf Dental Space for Lease**
- 5A Leanna Organics Bahama
- 5 Buck's
- 6 Navah Coffee House
- 7 Vertica Fitness
- 8 Nail Salon
- 9 Vivo Infusion
- 10 Tokyo House Ramen

PROPERTY OVERVIEW

- Two of three spaces available for lease **former med spa** and **former dental office** space
- Adjacent to high density daily traffic volume on W 104th Ave and Federal Blvd
- Asking price on all three spaces competitively set at \$23.00 psf
- Across from King Soopers, Safeway, car dealerships, assorted retail
- Available spaces for lease with major lighted intersections and good visibility
- Plenty of on-site parking for both patients, customers and employees alike