

Retail Space for LEASE

For More Information, Contact : Tim Roe - 847.574.3322

Quality Construction :: Quality Tenants :: Aesthetic Appeal :: High Traffic Area :: High Visibility



2010 DEMOGRAPHICS	1 mile	3 miles	5 miles
POPULATION:	7,488	109,790	268,249
AVG. HOUSEHOLD INCOME:	\$96,590	\$85,061	\$76,198
TRAFFIC COUNTS			
HIGHWAY 36 (SE OF CHURCH RANCH):			83,800 VPD ¹
CHURCH RANCH BLVD (W. OF HWY. 36):			33,234 VPD ²

1: SOURCE COOY (2006)
2: SOURCE City of Westminster (2007)

FEATURES:

- Excellent Visibility, Accessibility, and Curb Appeal to US 36 Travelers
- Location benefits from nearby AMC 24-Plex/ Dave & Buster's entertainment complex
- Shadow-anchored by Super Target
- Excellent demographics within the Westminster/ Broomfield Market



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Shops at Walnut Creek

US 36 & Church Ranch Boulevard, Westminster, CO

SUITE	TENANT	SF
B-100	Buffalo Wild Wings	5601
B-102	Road Runner Sports	7153
C-101	East Moon Bistro	4825
C-104	Good Feet	1430
C-105	AVAILABLE (divisible)	3497
C-107	Qdoba	2400
D-101	Cold Stone Creamery	1521
D-103	Quiznos	1404
D-105	Gamestop	1501
D-106	Nails & Care	1179
D-107	AVAILABLE	1546
D-109	AVAILABLE	3388
E-100	Hair Technology	3048
E-103	AVAILABLE	2685
E-105	Omaha Steaks	1170
E-108	AVAILABLE	2032
E-111	Massage Envy	3552
F	Panera Bread	5000
G	LA Boxing	4718
H-1	Famous Footwear	7200
H-2	Dollar Tree	10000
I	Office Max	20597
J	TJ Maxx	50194
L	Golf Galaxy	15331
M	Petsmart	27135
A-101	Walnut Creek Dental Group	3507
A-102	AVAILABLE	4695
A-103	AVAILABLE	1271
A-104	AVAILABLE	1267
A-105	AVAILABLE	1258
A-106	Lens Crafters	3010
Ground Leases		
OP-3	Hacienda Colorado	7671
OP-5	Bonefish Grill	5577
ECR OUTLOTS AND TARGET		
OP-1	Romano's Macaroni Grill	6580
OP-2	Chase Bank	4310
OP-6	BJ's Restaurant Brewhouse	7500
OP-7	Starbucks/Floyds Barbershop (not a)	4570
OP-10	AVAILABLE PAD	~7000
	Target	173800
TOTAL CENTER SF		413123

