

# 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
<b>TRAFFIC COUNTS</b>			
HIGHWAY 36 (SE OF CHURCH RANCH):			83,800 VPD <sup>1</sup>
CHURCH RANCH BLVD (W. OF HWY. 36):			33,234 VPD <sup>2</sup>

<sup>1</sup>: SOURCE CDOT (2008)  
<sup>2</sup>: 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



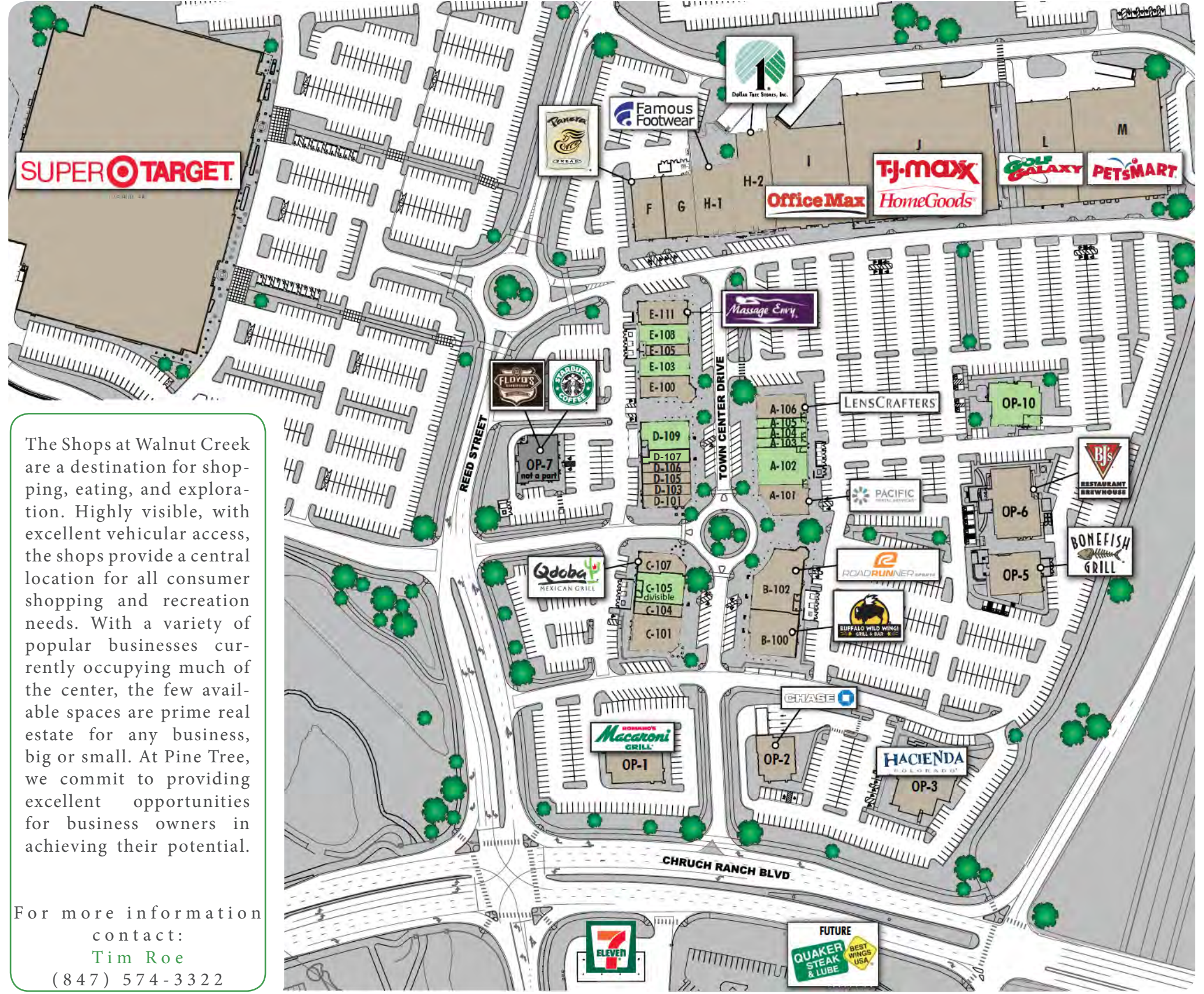
**PINE TREE**  
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40 Skokie Boulevard, Suite 610 • Northbrook, IL 60062 • 847-735-0600 • www.pinetreecommercial.com

## 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
<b>Ground Leases</b>		
OP-3	Hacienda Colorado	7671
OP-5	Bonefish Grill	5577
<b>ECR OUTLOTS AND TARGET</b>		
OP-1	Romano's Macaroni Grill	6580
OP-2	Chase Bank	4310
OP-6	BJ's Restaurant Brewhouse	7500
OP-7	Starbucks/Floyds Barbershop (n	4570
OP-10	AVAILABLE PAD	~7000
	Target	173800
<b>TOTAL CENTER SF</b>		<b>413123</b>



The Shops at Walnut Creek are a destination for shopping, eating, and exploration. Highly visible, with excellent vehicular access, the shops provide a central location for all consumer shopping and recreation needs. With a variety of popular businesses currently occupying much of the center, the few available spaces are prime real estate for any business, big or small. At Pine Tree, we commit to providing excellent opportunities for business owners in achieving their potential.

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