

Shops at Walnut Creek

10449 Town Center Drive | Westminster, CO 80021

GLA
225,224

Available SF
Fully Leased

Number of Spaces
0



Lifestyle Center
in Highly Affluent Area



Ideal Tenant Base
with National Brands



Great Visibility
Along Hwy 36



Visitor Metrics

Sourced by Advan

Annual Visits

5.7 M

Visitor Frequency

Number of monthly visits per individual customer

14

Mobile Trade Area Density

Powered by Advan

735,940
Daytime Population

301,330
Households

782,400
Population

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Suite	Tenant	GLA SF
2	European Wax Center	1,258
5	Road Runner Sports	5,517
6	Walnut Creek Dental	5,402
7	Milano Nail Spa	7,153
8	Buffalo Wild Wings	5,601
9	Luna Modern Asian Cuisine	6,255
11	JETSET Pilates	2,575
12	The Lash Lounge	922
13	Qdoba	2,400
14	Cold Stone Creamery	1,521
15	Mathnasium	1,404
16	VIP Nails	2,680
17	Mochinut Westminster	1,546
18	Krishnapatnam Indian Cuisine	3,388
19	Centre Salon and Spa	3,048
20	Hydrate IV	1,202
21	Omaha Steaks	1,170
22	Nothing Bundt Cakes	2,032
23	Massage Envy	3,552
24	Sephora	5,000
25	Carter's	4,718
26	Skechers	7,200
27	Dollar Tree	10,000
28	Michaels	20,568
29	TJ Maxx	50,194
30	Old Navy	15,331
31	Petsmart	27,135
33	Bone Fish Grill	5,577
34	Olive Garden	7,671
45	Sourdough & Co.	1,483
46	Xfinity	4,050
47	Crumbl Cookies	1,524
48	Stretch Lab	1,500
49	Island Fin Poke	1,637
660	Lens Crafters	3,010



Traffic Count (VPD)

Church Ranch Blvd	12,340
US-36	128,480

Available

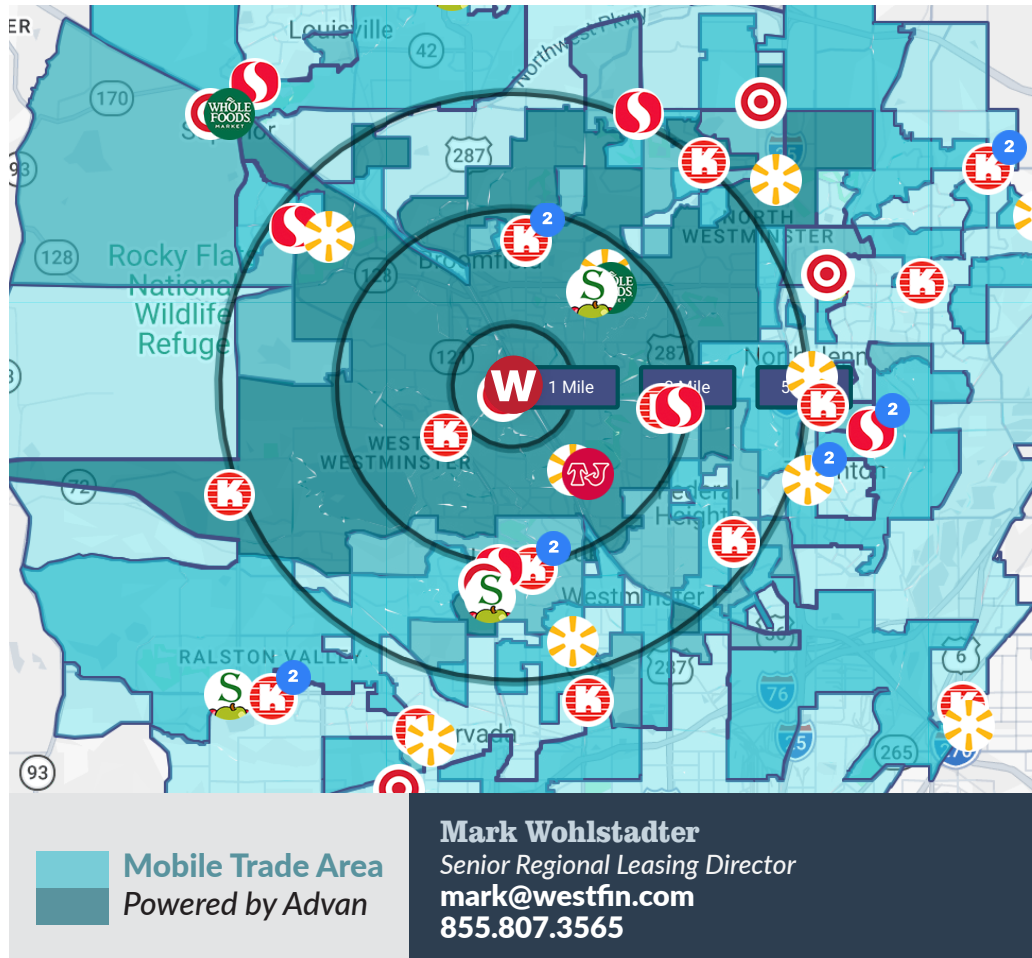
Future Availability

Leased

NAP (not a part)

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	MTA*	1 Mile	3 Mile	5 Mile
Total Population	782.40K	3.98K	97.29K	271.57K
5-Year Population Growth Rate	4.3%	7.8%	4.6%	1.9%
Total Daytime Population	735.94K	6.14K	126.80K	279.83K
Average Household Income	\$145.1K	\$112.6K	\$144.8K	\$134.6K
Total Households	301.33K	1.77K	39.44K	106.33K
Average Home Value	\$641.9K	\$562.5K	\$597.7K	\$554.6K

*MTA (Mobile Trade Area) Based on Cellular Data; Powered by Advan