UNIQUE PROPERTIES

Hillcrest Plaza

1400-1490 W 104th Ave | NORTHGLENN, CO 80234

FOR LEASE | RETAIL/OFFICE

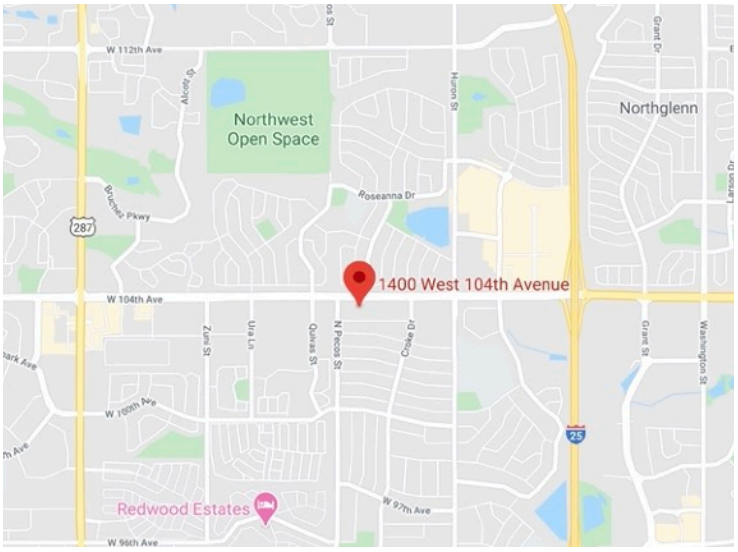
Available SF:	500-3,100/SF
Lease Rate:	Negotiable
Lease type:	$9.86/NNN
City:	Northglenn
County:	Adams
Submarket:	Northwest Retail
Bldg Use:	Retail/Office
Yr built:	1972-2004
Bldg SF:	33,858/SF
# of Bldgs:	2
Parking:	220 Spaces 6.41/1,000
Tenancy:	Multiple

PROPERTY OVERVIEW

HILLCREST PLAZA is a neighborhood retail center located at West 104th Avenue & North Pecos Street. The property offers a mix of restaurants, general retail, and client oriented office that provide services and amenities to the surrounding neighbors. Constructed in 1972, Hillcrest Plaza is located in a highly populated residential neighborhood with strong traffic counts and demographics. The properties is well maintained and its corner lot has easy access and plenty of surface parking for tenants, clients, and patrons. Each available unit has a private entrance, street visibility, and possible exterior signage to maximize exposure for any professional office and retail tenants. The property offers tenants an affordable rate/price for high quality Retail/Office space in the Northwest Metro area.

PROPERTY HIGHLIGHTS

- Easy access from signalized Intersection
- Strong traffic counts and high demographics
- Solid current tenant mix with ample parking
- Monument and building signage
- Located in an highly populated residential neighborhood
- Affordable rate/price for high quality Retail



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Demographics

RADIUS	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	18,199	151,158	390,036
2019 Estimate	17,232	142,754	364,750
2010 Census	16,259	132,341	326,941
Growth 2019-2024	5.61%	5.89%	6.93%
Growth 2010-2019	5.98%	7.87%	11.56%
2019 Population Hispanic Origin	6,006	53,596	122,215
2019 Population by Race:			
White	14,780	124,030	319,622
Black	388	3,449	7,613
Am. Indian & Alaskan	330	3,066	7,248
Asian	1,226	7,606	18,548
Hawaiian & Pacific Island	43	291	690
Other	465	4,313	11,029
Households:			
2024 Projection	6,883	56,635	144,378
2019 Estimate	6,546	53,626	135,152
2010 Census	6,300	50,149	121,265
Growth 2019 - 2024	5.15%	5.61%	6.83%
Growth 2010 - 2019	3.90%	6.93%	11.45%
Owner Occupied	4,135	31,135	83,437
Renter Occupied	2,411	22,491	51,715
2019 Avg Household Income	**$72,774**	**$80,394**	**$85,026**
2019 Med Household Income	**$60,227**	**$65,360**	**$69,912**
2019 Households by Household Inc:			
<$25,000	1,005	7,144	17,390
$25,000 - $50,000	1,721	12,430	28,763
$50,000 - $75,000	1,263	11,110	26,392
$75,000 - $100,000	1,206	9,818	24,460
$100,000 - $125,000	449	5,236	15,139
$125,000 - $150,000	479	2,646	7,974
$150,000 - $200,000	251	2,833	7,994
$200,000	172	2,410	7,038

Traffic

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject
Pecos St	W 103rd Pl	0.02 S	3,513	2018	0.06
W 104th Ave	Pecos St	0.05 E	33,959	2018	0.12
Quivas St	W 102nd Ave	0.02 N	2,039	2018	0.29
W 104th Ave	Croke Dr	0.04 W	34,032	2018	0.29
W 104th Ave	Inca St	0.02 W	37,989	2018	0.36
W 100th Ave	Pecos St	0.02 W	3,513	2,018	0.4
W 100th Ave	Pecos St	0.02 E	7,164	2014	0.40
Ura Ln	W 103rd Ave	0.07 S	955	2018	0.40
Huron St	W 103rd Ave	0.03 S	15,670	2,018	0.43
W 104th Ave	Huron St	0.02 W	38,254	2,018	0.45

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