

INDUSTRIAL WITH I-25 FRONTAGE



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11480 North Cherokee Street

Office

Retail

Industrial

Flex

Land

City: Northglenn

County: Adams

LEASE

Available Space: 1,488 SF

Minimum Divisible: 1,488 SF

Maximum Contiguous: 1,488 SF

Lease Rate: \$9.00/SF NNN

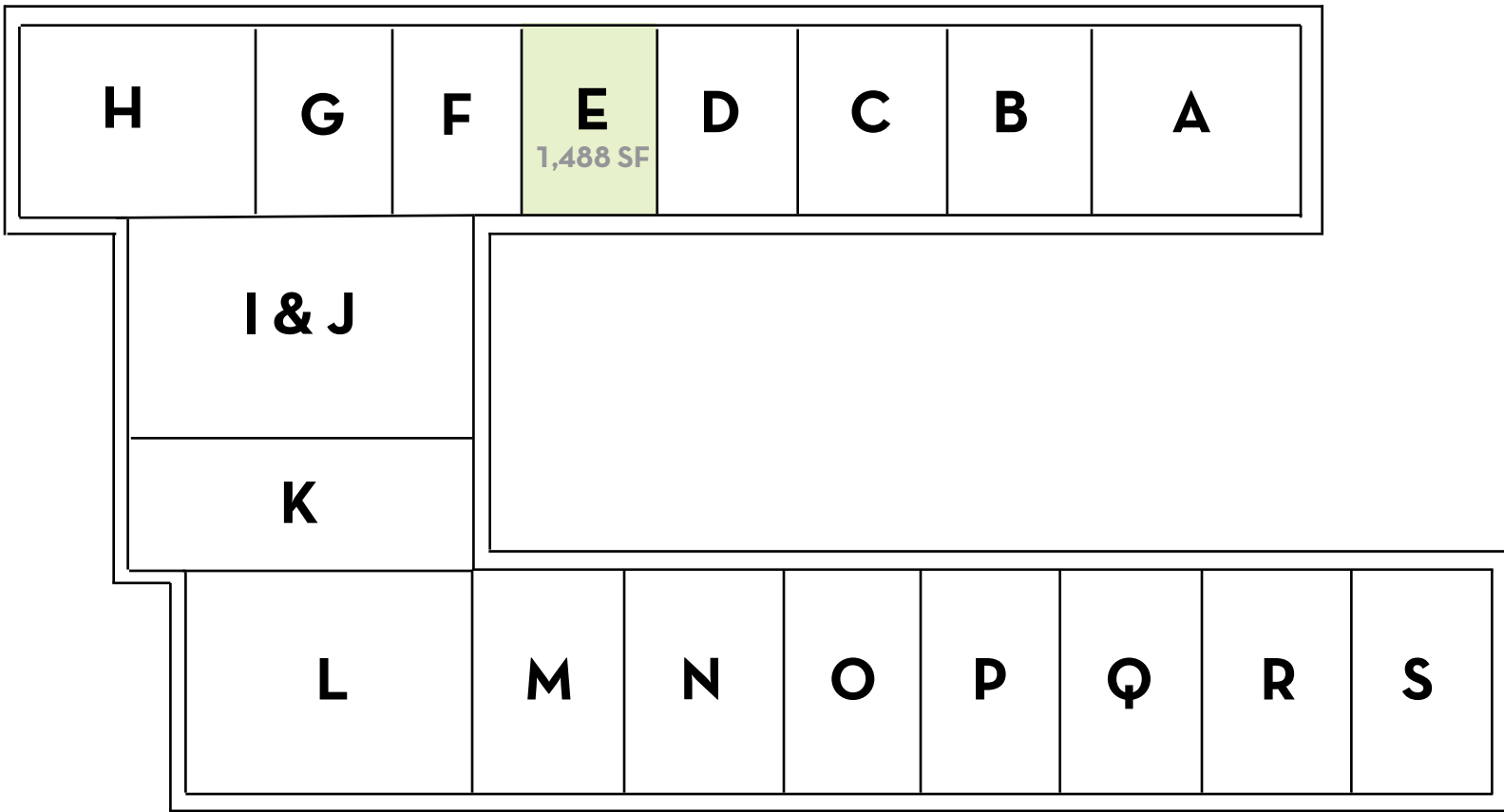
Current NNN are estimated at \$3.54/SF/YR

PROPERTY DESCRIPTION:

- » Great flex/industrial space available
- » Unit I & J are ready for an automotive user
- » Drive in doors (DI) = 9x12
- » 3 phase available
- » Visibility to 250,000 +/- vehicles per day
- » I-2 Zoning

11480 North Cherokee Street

Northglenn, CO



AVAILABLE:

Unit	Size
E	1,488 SF

DEMOGRAPHICS:

Population	1 Mile	3 Miles	5 Miles
2022 Projection	21,143	153,684	370,321
2017 Estimate	19,351	140,089	337,123
Growth 2017-2022	9.26%	9.70%	9.85%
Median Age	33.5	35.0	34.7
Households			
2022 Projection	8,949	57,750	132,615
2017 Estimate	8,205	52,767	120,949
Household Income			
2017 Average	\$61,898	\$87,528	\$88,874
2017 Median	\$46,155	\$70,910	\$72,419

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