

# RETAIL SPACE FOR LEASE - NORTHGLENN SQUARE

10601-10697 Melody Dr, Northglenn, CO 80234



## PROPERTY DESCRIPTION

**Retail For Lease - Suite A7- 8,000 SF  
Suite B13 - 960 SF No Fitness/Pilates. No  
Smoke/Cannabis**

## PROPERTY HIGHLIGHTS

- C-5, Northglenn Zoning
- Join Dollar Tree, Bingo, Antiques and Pearle Vision
- Strong tenant mix
- Local Management
- Ample parking
- Monument signage
- City of Northglenn provides periodic signage on 104th Ave.
- For more information on sign program, visit:
- <https://www.northglenn.org/news/city-implements-sign-program>

## CHARLES NUSBAUM

Antonoff & Co. Brokerage, Inc.  
CO #EA040028301  
303.454.5420  
[cnusbaum@antonoff.com](mailto:cnusbaum@antonoff.com)

## OFFERING SUMMARY

|                                          |                           |
|------------------------------------------|---------------------------|
| Available SF:                            | 960 SF -<br>8,000 SF      |
| Suite A 7 - Available May 2027 or sooner | 8,000 SF                  |
| A7 Lease Rate:                           | \$18 - \$20<br>SF/YR, NNN |
| Suite B13 - Available 6/1/26             | 960 SF                    |
| B13 Lease Rate:                          | \$14 - \$16<br>SF/YR, NNN |
| NNN Rate:                                | \$7.76                    |
| Building Size:                           | 75,124 SF                 |
| Lot Size:                                | 6 Acres                   |

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## Retail/Office Storefront Space

|                  |                               |
|------------------|-------------------------------|
| Suite A1         | Melody Day Spa                |
| Suite A2-3       | Big D's Liquor                |
| Suite A4         | Nails We Care                 |
| Suite A5         | Carmen Kitchen                |
| Suite A6         | Dollar Tree                   |
| <b>Suite A7</b>  | <b>AVAILABLE</b>              |
| Suite B1         | Old Wagon Antique             |
| Suite B2         | European Grocery              |
| Suite B3-4       | Chiropractic Center           |
| Suite B5         | Melody Barbers                |
| Suite B6-7       | Pearle Vision                 |
| Suite B8         | Saigon Basil Restaurant       |
| Suite B9         | Key Nail Supply, LLC          |
| Suite B10-12     | Bingo Oasis                   |
| <b>Suite B13</b> | <b>AVAILABLE 6/1/26</b>       |
| Suite B14        | Child Development Center      |
| Suite B15        | Rays Aquarium & Tropical Fish |



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