



ARBOR VILLAGE

PHASE II

7270 - 7430 West 88th Avenue
Westminster, CO 80021

Frontage & access
to West 88th Avenue

Near NEW
Downtown
Westminster

Next to strong
national and
regional tenants

RETAIL SPACE FOR LEASE | 1,210 - 7,488 SF

CALL AGENT
FOR RATE

DEMOGRAPHICS



POPULATION

1 mile	17,105
3 mile	116,057
5 mile	309,724



HOUSEHOLD INCOME

1 mile	\$64,187
3 mile	\$72,705
5 mile	\$68,775



DAYTIME EMPLOYEES

1 mile	6,432
3 mile	31,157
5 mile	97,273



TRAFFIC COUNTS

WADSWORTH BLVD @ WEST
88TH AVE (NORTH & SOUTH BOUND)-
91,642 VPD (2018, MPSI)



1805 S. Bellaire St., #400
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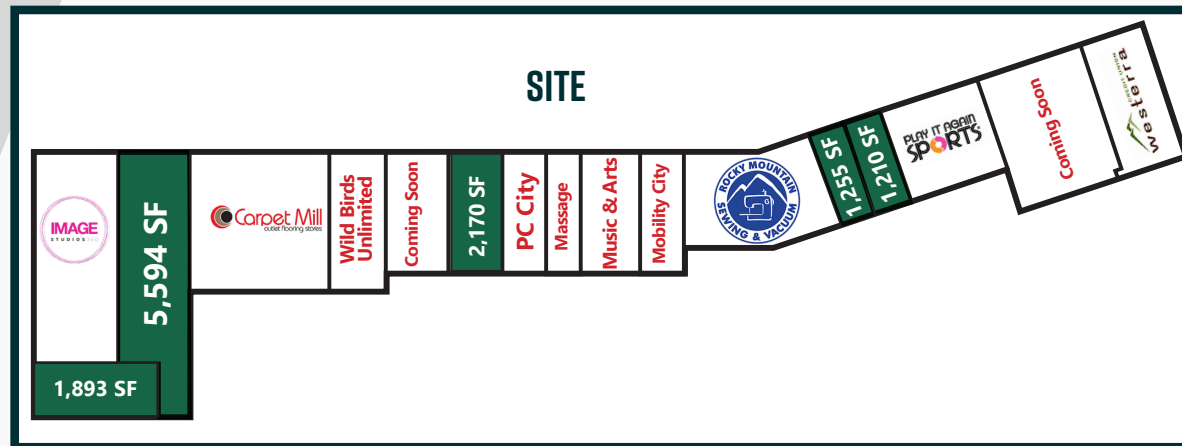
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ARBOR VILLAGE PHASE II

**HIGHLY VISIBLE
MONUMENT SIGNAGE
ON BUSY 88TH AVENUE**



**REMAINING END-CAP SPACE
CAN BE CONFIGURED
MULTIPLE WAYS, CONTACT
BROKER FOR MORE INFO!**



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