



WESTMINSTER VILLAGE SHOPPING CENTER

5654 - 5740 West 88th Avenue
Westminster, CO 80031

Frontage & access
to West 88th Avenue

Directly across the
street from NEW
**Downtown
Westminster**

Surrounded by
strong **national and
regional tenants**

RETAIL SPACE FOR LEASE | 2,204 SF

**CALL AGENT
FOR RATE**

DEMOGRAPHICS



POPULATION

1 mile	16,018
3 mile	142,923
5 mile	335,395



AVG. HOUSEHOLD INCOME

1 mile	\$74,817
3 mile	\$83,376
5 mile	\$83,243



DAYTIME EMPLOYEES

1 mile	6,756
3 mile	37,156
5 mile	111,861



TRAFFIC COUNTS

SHERIDAN BLVD @ WEST
88TH AVE (SOUTHEAST-BOUND)-
48,543 VPD (2018, MPSI)



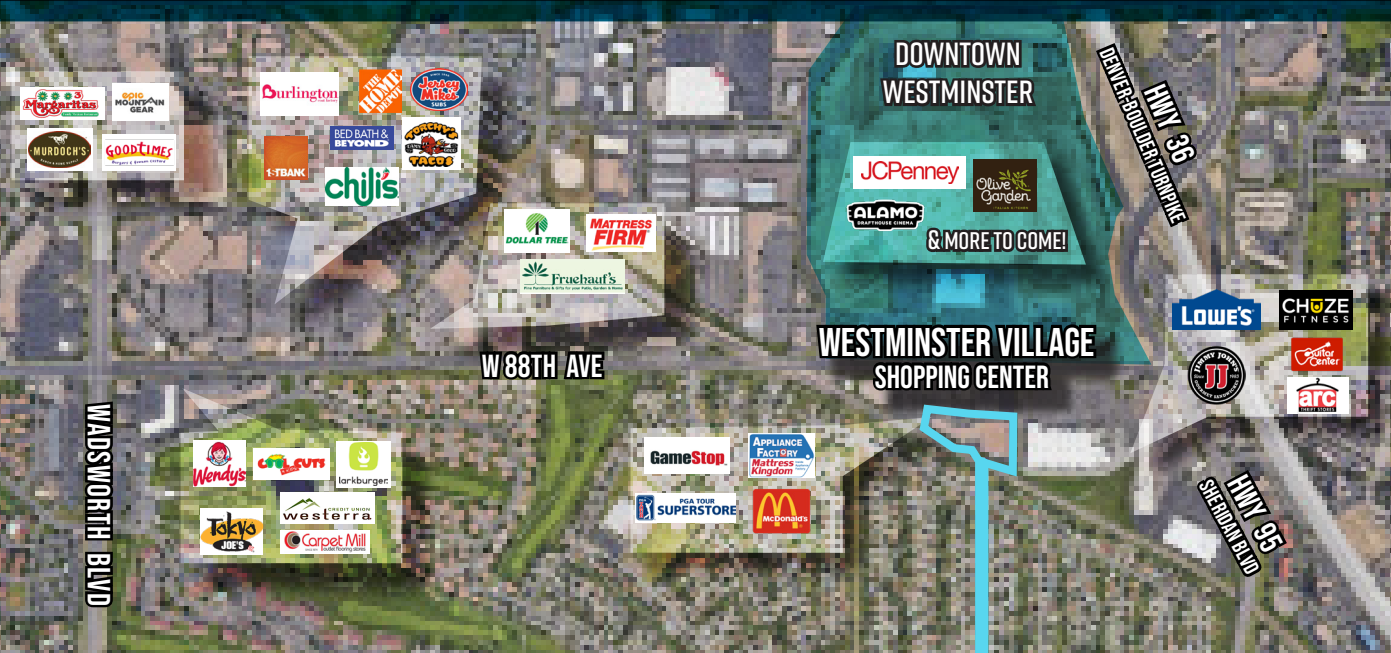
MATRIX
GROUP, INC.

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The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square footage references are approximate. Terms of lease are subject to change or withdrawal without notice. Lessee is encouraged to verify all information and absorbs all risk due to inaccuracies.

WESTMINSTER VILLAGE SHOPPING CENTER



AVAILABLE UNIT

Size	Unit #	Availability
4,184 SF	5740	Vacant

**SECOND GENERATION
RESTAURANT SPACE
AVAILABLE NOW!**

SITE PLAN



**INCREASED TRAFFIC
FROM
PGA TOUR SUPERSTORE
RIGHT NEXT DOOR!**



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