



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 - 4,184 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

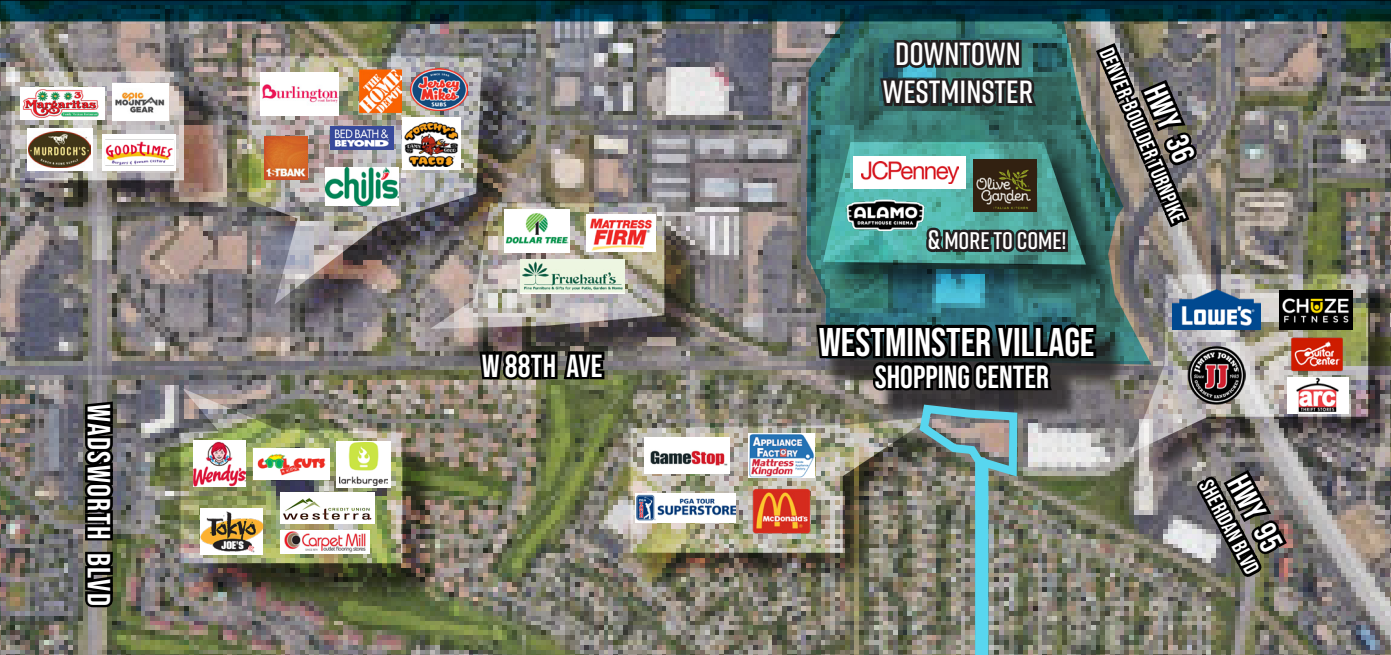
SHERIDAN BLVD @ WEST
88TH AVE (SOUTHEAST-BOUND)-
48,543 VPD (2018, MPSI)



1805 S. Bellaire St., #400
Denver, CO 80222
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LAUREN QUIRAM
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WESTMINSTER VILLAGE SHOPPING CENTER



AVAILABLE UNITS

Size	Unit #	Availability
4,184 SF	5740	Vacant
3,130 SF	5670	Vacant
2,204 SF	5680	Vacant

**SECOND GENERATION
RESTAURANT SPACE
AVAILABLE NOW!**

SITE PLAN



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

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