



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**

Second-generation
**restaurant space
available!**

RETAIL SPACE FOR LEASE | 3,130 - 12,298 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
303-333-7500
www.matrixgroupinc.com

LAUREN QUIRAM
LEASING AGENT
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303-300-5271

WESTMINSTER VILLAGE SHOPPING CENTER



AVAILABLE UNITS		
Size	Unit #	Availability
4,184 SF	5740	Vacant
3,130 SF	5670	Vacant
4,002 SF	5660	Vacant
5,166 SF	5654	Avail 30 Day Notice

**SECOND GENERATION
RESTAURANT SPACE
AVAILABLE NOW!**

SITE PLAN



***POTENTIAL COMBINED SPACE
OF UP TO 12,298 SF**

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



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