

FIRST TIME AVAILABLE FOR SALE

3,324 SF Retail / Office / Med Office

Meadow Pointe Retail Center — Suites 200 & 300
7535 W. 92nd Avenue · Westminster, Colorado 80021
Units may be combined or sold individually



COMBINED

3,324 SF

SUITE 200

1,464 SF

SUITE 300

1,860 SF

PRICE

Upon Request

Property Overview

Address	7535 W. 92nd Avenue
City / State	Westminster, CO 80021
Property Type	Multi-Tenant Shopping Center
Offering Size	1,464 – 3,324 SF
Available Suites	Suites 200 & 300
Condition	Full buildout — medical / office
Marketed Use	Retail / Office / Med Office
Frontage	W. 92nd Avenue (>22K VPD est.)
Parking	Common — surface
Sale Price	Upon request
Occupancy	Immediate

SALE HIGHLIGHTS

- First time these units are available for sale — may be combined or sold individually
- Existing medical/office build-out — turn-key and ready to occupy
- Ideal for an owner/user medical office and many other office & retail uses

SITE PLAN



PROPERTY HIGHLIGHTS

- High-image building with excellent co-tenancy (Advance Auto, Brakes Plus, Discount Tire, Carrabba's and more)
- Excellent exposure and signage possibilities directly along 92nd Ave (>22K VPD est.)
- Established Westminster shopping corridor with strong surrounding retail & residential base
- Well-maintained center with easy ingress/egress and ample parking

Market & Location Overview

WESTMINSTER, COLORADO

Westminster is one of the largest cities in the Denver metropolitan area, located in Adams and Jefferson Counties along the north-central Front Range corridor. The city offers a deep, affluent residential trade area, established commercial corridors, and convenient access to US-36 (the Denver–Boulder Turnpike).

The subject suites sit within an established retail shopping center fronting W. 92nd Avenue — a primary east–west commercial artery serving the surrounding neighborhoods. The location offers strong daily traffic, high visibility, and a complementary mix of neighboring retail and service tenants that drive consistent customer flow.

LOCATION HIGHLIGHTS

- Denver MSA — strong, growing Front Range market
- Established W. 92nd Avenue retail corridor
- High visibility & storefront exposure
- Convenient access to US-36 Turnpike
- Dense surrounding residential base
- Complementary co-tenancy & ample parking

AREA DEMOGRAPHICS

POPULATION (3-MI)

~140,000

HOUSEHOLDS (3-MI)

~55,000

AVG HH INCOME (3-MI)

~\$95,000

DAYTIME POP. (1-MI)

~18,000



Property Photos



Property Photos



Contact

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OFFERING SUMMARY

Suites 200 (1,464 SF) and 300 (1,860 SF) at Meadow Pointe Retail Center, 7535 W. 92nd Avenue, Westminster, CO 80021 — 3,324 SF combined. Units may be purchased individually or together. Existing medical/office build-out; turn-key. Sale price upon request.

For current price, operating expense estimates, and other details, please contact the listing agent. The units are offered subject to availability and may be withdrawn or modified without notice.

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