

**FOR LEASE
NEGOTIABLE (NNN)**



9,135 SF RETAIL SUBLEASE
8659 SHERIDAN BLVD
Westminster, CO 80003



AVAILABLE SF

9,135 SF



LEASE RATE

NEGOTIABLE



NNN EXPENSES

\$8.25/SF

PROPERTY HIGHLIGHTS

- High Visibility & Traffic Counts
- Bustling Shopping Center
- Easy Access to Highway 36
- Great National Co-Tenancy
- Near Westminster Redevelopment



LEASE TERM

**THROUGH
06/27**



AVAILABILITY

30-DAYS



YEAR BUILT

1978

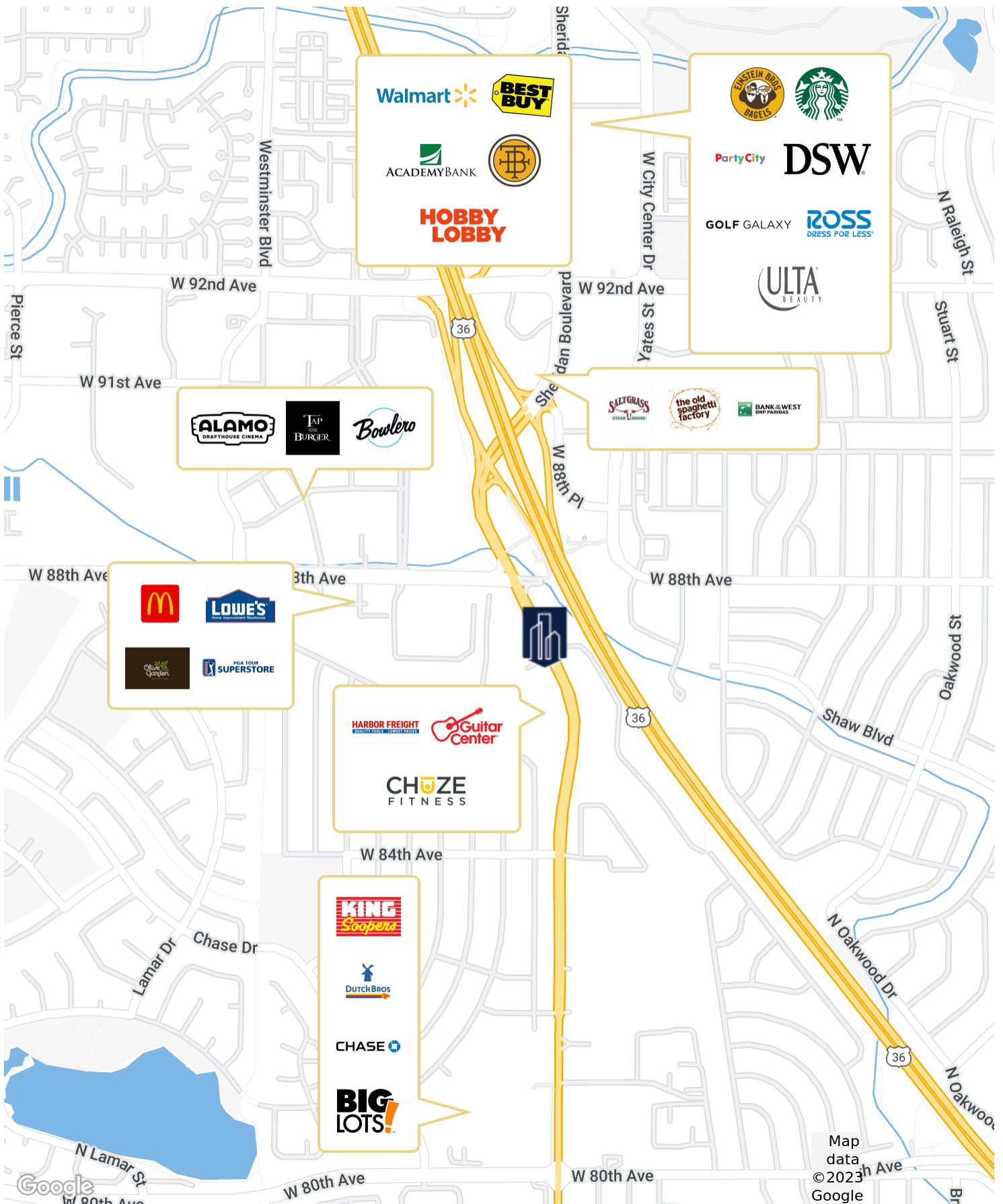
PROPERTY DESCRIPTION

Sublease opportunity for 9,135 SF of inline retail space at Rocky Mountain Shopping Center. Great fit for businesses looking for a prime location to establish their presence. Flexible and affordable option for businesses looking to set up shop in a highly desirable demographic. Situated directly across the street from the new downtown Westminster redevelopment, a major revitalization project expected to attract a large number of visitors to the area. High foot traffic and excellent visibility, make it an ideal location. Ample parking for both customers and employees.

Madison Commercial Properties
501 S Cherry St. Suite 350, Denver, CO 80246
720.441.1460 | madisoncommercial.com



RETAILER MAP



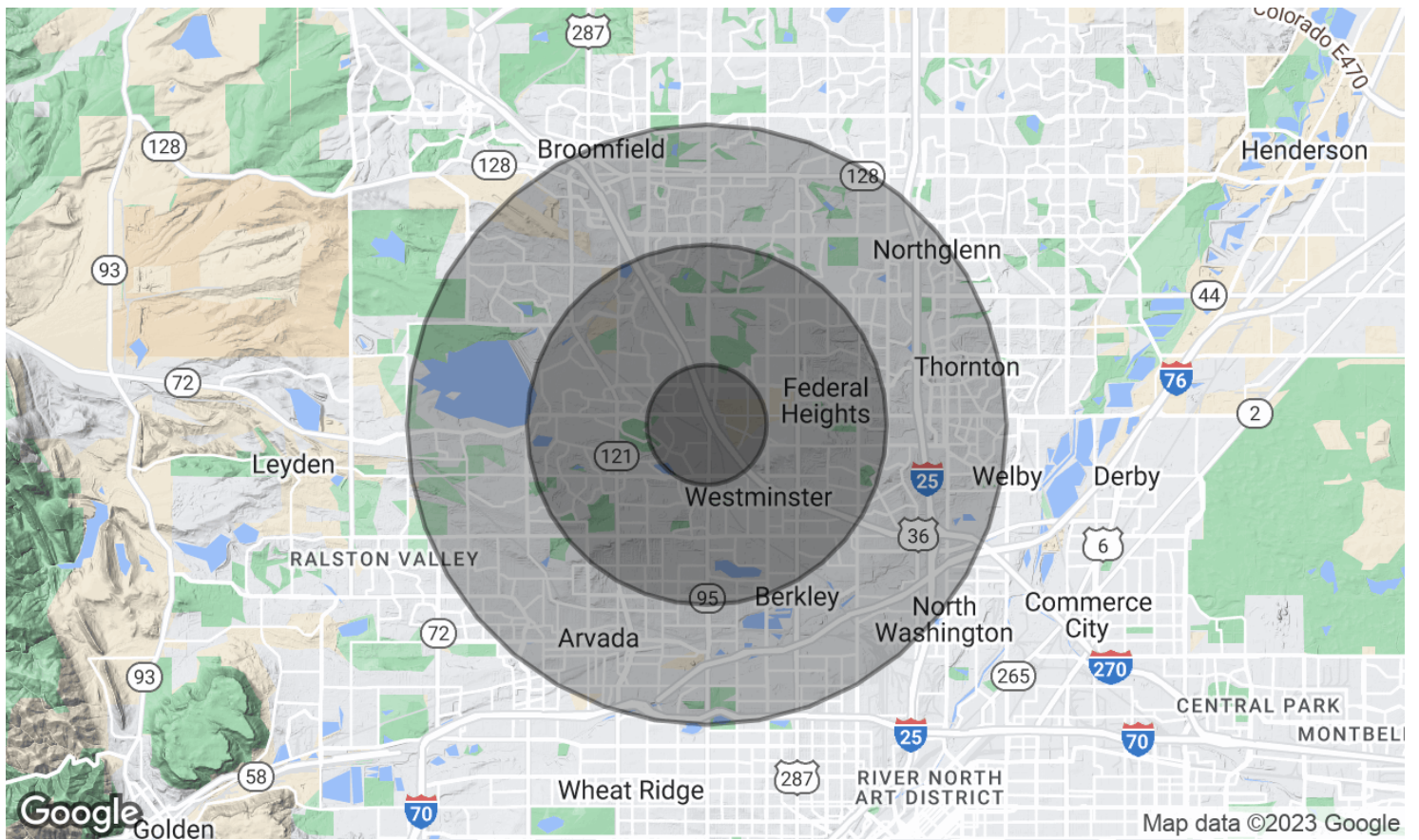
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Map data © 2023 Google

DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	16,896	147,663	329,913
Average Household Income	\$80,476	\$84,236	\$88,006
Households	6,377	54,667	125,697

TRAFFIC COUNTS

	CROSS STREET	TRAFFIC	YEAR
Sheridan Blvd	Turnpike Dr SE	44,486	2022
Sheridan Blvd	Denver Boulder Tpke NE	56,823	2022
W 88th Ave	Sheridan Blvd E	47,139	2022

NICOLE CAMPBELL

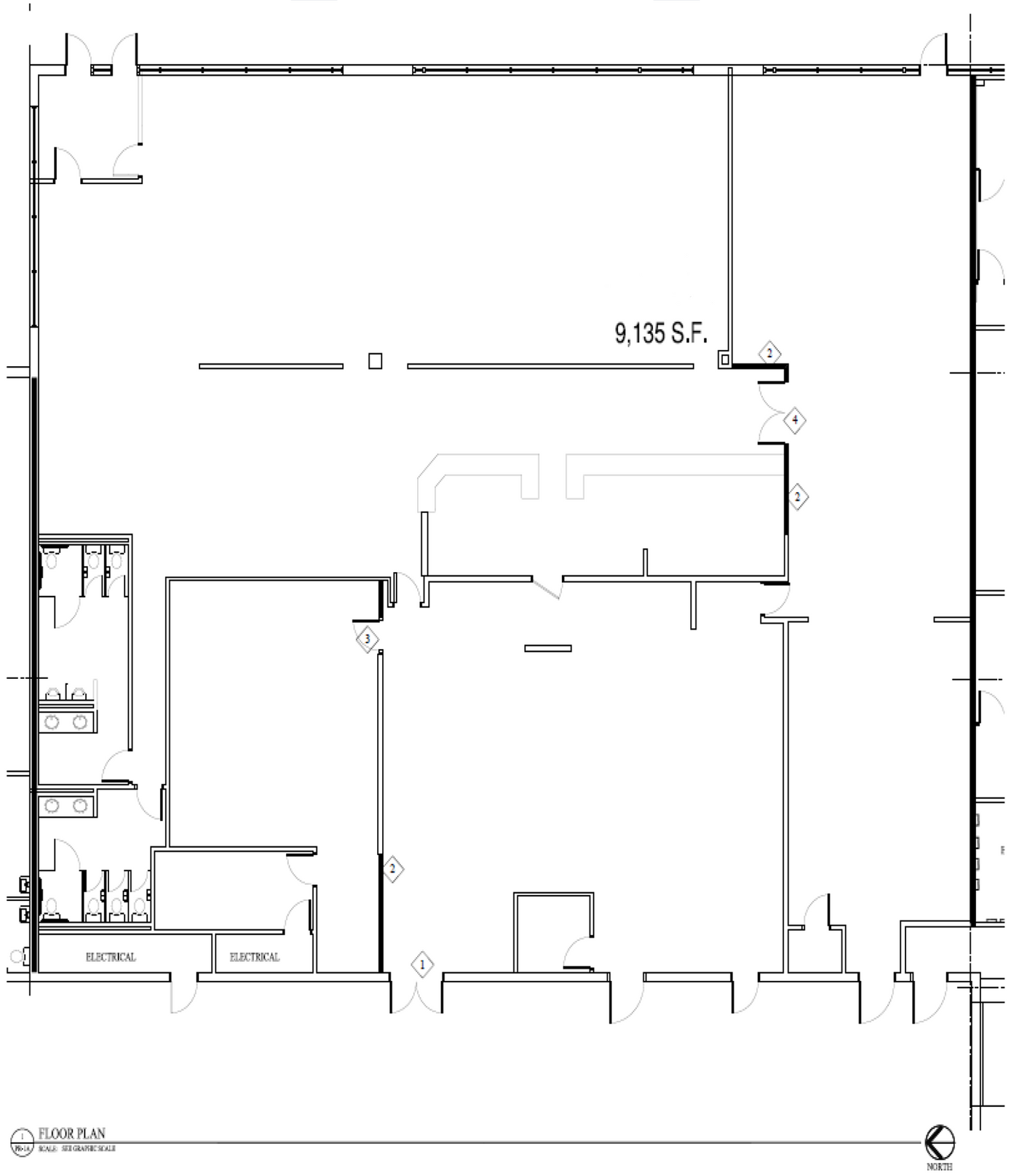
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FLOOR PLAN



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