

# LAKE PLAZA

9118 W. 88th Avenue, Westminster, CO 80005

RETAIL SPACE AVAILABLE

AVAILABLE  
1,200 SF

29,907 VPD

FOR LEASE

# LAKE PLAZA

9118 W. 88th Avenue, Westminster, CO 80005

## PROPERTY HIGHLIGHTS

RETAIL SPACE AVAILABLE

### AVAILABLE

1,200 SF

### PRICING

Contact Broker

### NNN

\$7.00/SF

## ABOUT THE PROPERTY

- Former Edward Jones, Move-In Ready!
- Well Established Neighborhood Shopping Center with Strong Tenant Mix where Arvada & Westminster come Together
- General office buildout, perfect for insurance or financial user

## TRAFFIC COUNTS

Year: 2025 | Source: esri

W. 88th Avenue

29,907 VPD

## DEMOGRAPHICS

Year: 2025 | Source: esri

	1 Mile	3 Miles	5 Miles
Population	14,453	95,690	265,893
Daytime Population	8,750	70,360	230,023
Average Household Income	\$121,918	\$123,233	\$115,315
Estimated Households	6,314	38,560	107,048

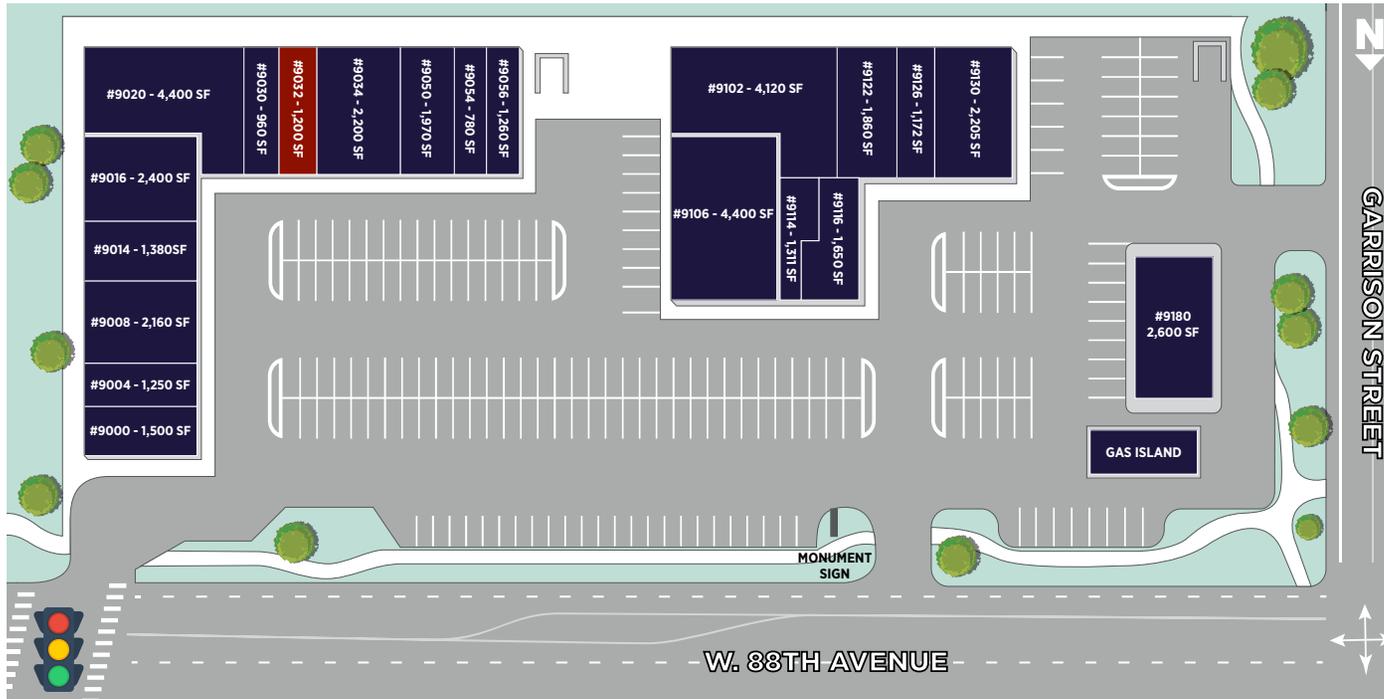


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## SITE PLAN

## RETAIL SPACE AVAILABLE



Suite	Tenant
9000	Body Flare
9004	Peak Health Chiropractic
9008	Sano's Italian Restaurant
9014	Love Sushi & Poke
9016	Relaxing Station Massage
9020	Colorado Taekwondo
9030	Applauze Salon
<b>9032</b>	<b>AVAILABLE</b>
9034	Joyful Journey
9050	Super Smash
9054	Denver Card Shop
9056	Family Dental Care
9102	Profound Fitness
9106	Global Thrift
9114	Boxdrop Mattress Company
9118	Liquor Store
9122	Leased
9126	Dog Spa
9130	Sideways Sports lounge
9180	Gas Station



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PROPERTY PHOTOS

RETAIL SPACE AVAILABLE



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## DEMOGRAPHICS HIGHLIGHTS

RETAIL SPACE AVAILABLE

### 1 Mile

**14,453**

POPULATION

**8,750**

TOTAL DAYTIME POPULATION

**\$121,918**

AVERAGE HOUSEHOLD INCOME

**6,314**

TOTAL HOUSEHOLDS

### 3 Miles

**95,690**

POPULATION

**70,360**

TOTAL DAYTIME POPULATION

**\$123,233**

AVERAGE HOUSEHOLD INCOME

**38,560**

TOTAL HOUSEHOLDS

### 5 Miles

**265,893**

POPULATION

**230,023**

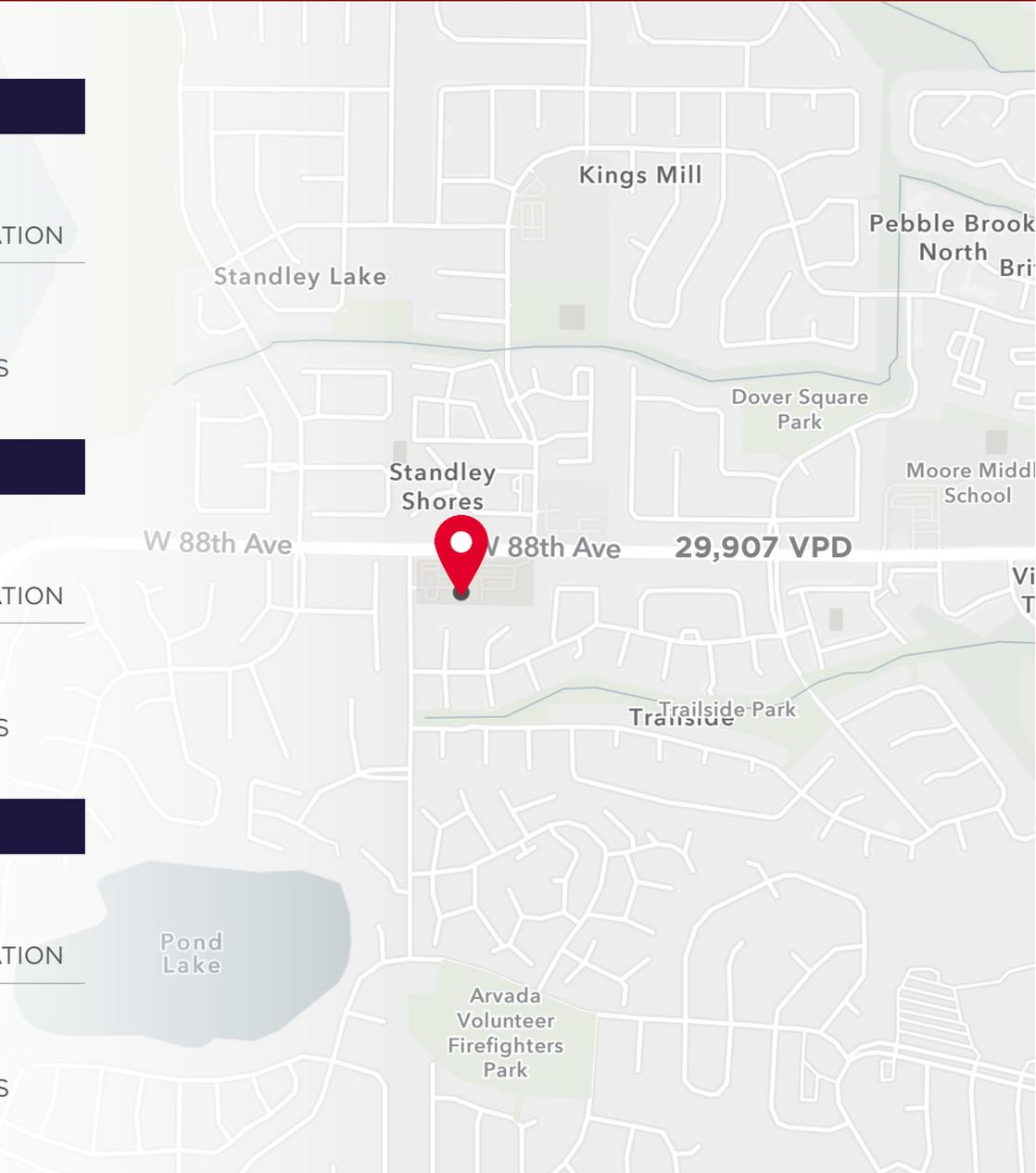
TOTAL DAYTIME POPULATION

**\$115,315**

AVERAGE HOUSEHOLD INCOME

**107,048**

TOTAL HOUSEHOLDS



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Westminster, CO 80005

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