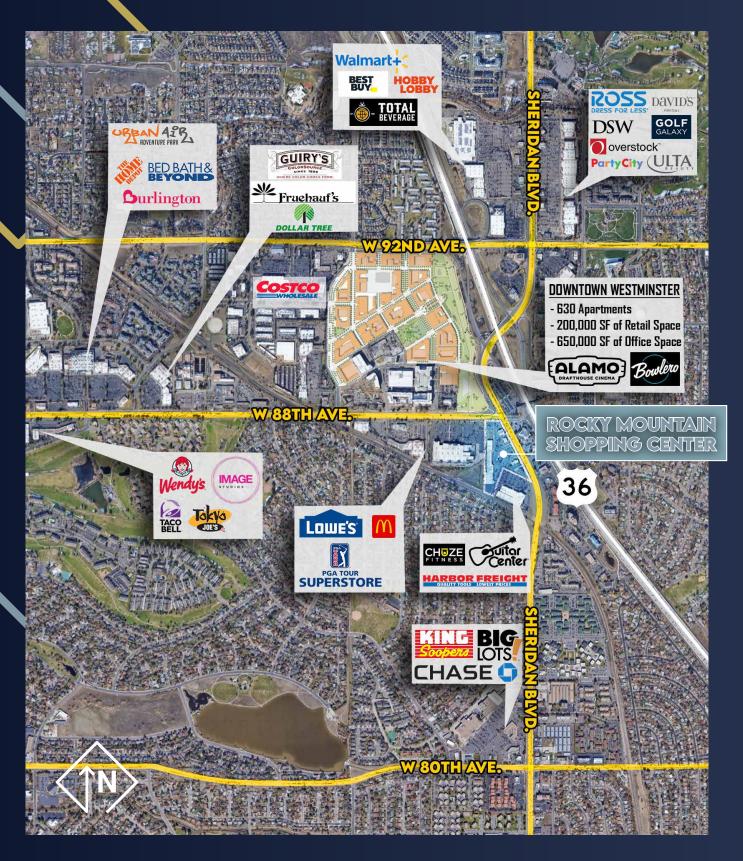
8657-8785 Sheridan Blvd. Westminster, CO 80003



DISCLAIMER: All of the information contain in this Marketing Brochure has been gathered from reliable sources. Kinsey & Company Commercial Real Estate, LLC makes no guarantee, warranty or representation regarding the accuracy of this information. Photos in this Marketing Brochure may have been enhanced using photo editing software; all prospects are encouraged to visit the property in person to verify its current condition. Interested parties are responsible to independently verify the information contained within this Marketing Brochure.

ROCKY MOUNTAIN SHOPPING CENTER

8657-8785 Sheridan Blvd Westminster, CO 80003



RETAIL SPACE & PAD SITE WITH POTENTIAL DRIVE-THRU

FOR LEASE



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ROCKY MOUNTAIN SHOPPING CENTER

8657-8785 Sheridan Blvd. Westminster, CO 80003

Availability Information

In-line SF Available: 1,200 - 7,143 SF

Pad Site: 2,200 SF Drive-Thru **Rental Rates: Contact Broker**

Traffic Counts

Sheridan Boulevard: 47,083 VPD 88th Avenue: 24,568 VPD MPSI 2020 & 2022 Estimates

Highlights

- Directly across from new Downtown Westminster redevelopment!
- High visibility end cap available
- Proposed Drive-Thru opportunity along 88th Avenue
- Busy shopping center with mix of local, regional and national tenants



Site Plan

Dickey's

Hotworx

Cleaners

Nail Salon

Hair Salon

Look Optical

Arc Thrift Store

Tamale Kitchen

Potential 2,200 SF

QT QuickTrip

Hero Headquarters

Supplement Giant

Jimmy Johns Upstream Rehab

#8725A Hot Tubs

#8715

#8725B

#8725C

#8785

#8781

#8769

#8767

#8757

#8747

#8745

#8741 #8737

#8735

#8659

#8657

#8665

#8691

Pad

Demographics

	1 Mile	3 Miles	5 Miles
Population	16,408	149,198	335,768
Average Household Income	\$87,775	\$90,968	\$95,729
Daytime Population	6,356	34,015	112,082

Source: CoStar

SUPPLEM

	1 Mile	3 Miles	5 Miles
Population	16,408	149,198	335,768
Average Household Income	\$87,775	\$90,968	\$95,729
Daytime Population	6,356	34,015	112,082

Jason F. Kinsey Managing Principal

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