

8657-8785 Sheridan Blvd. Westminster, CO 80003



ROCKY MOUNTAIN SHOPPING CENTER

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Westminster, CO 80003



**RETAIL SPACE & PAD SITE WITH
POTENTIAL DRIVE-THRU**
FOR LEASE

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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**



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



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Site Plan

SPACE	TENANT
#8715	Dickey's
#8725A	Hot Tubs
#8725B	Jimmy Johns
#8725C	Upstream Rehab
#8785	Hotworx
#8781	Packing & Shipping
#8769	Cleaners
#8767	Vietnamese Restaurant
#8757	Hero Headquarters
#8747	Supplement Giant
#8745	Nail Salon
#8741	Hair Salon
#8737	Look Optical
#8735	VACANT - 2,435 SF
#8659	VACANT - 7,143 SF
#8657	Arc Thrift Store
#8665	Tamale Kitchen
#8691	QT QuickTrip
Pad	Potential 2,200 SF

