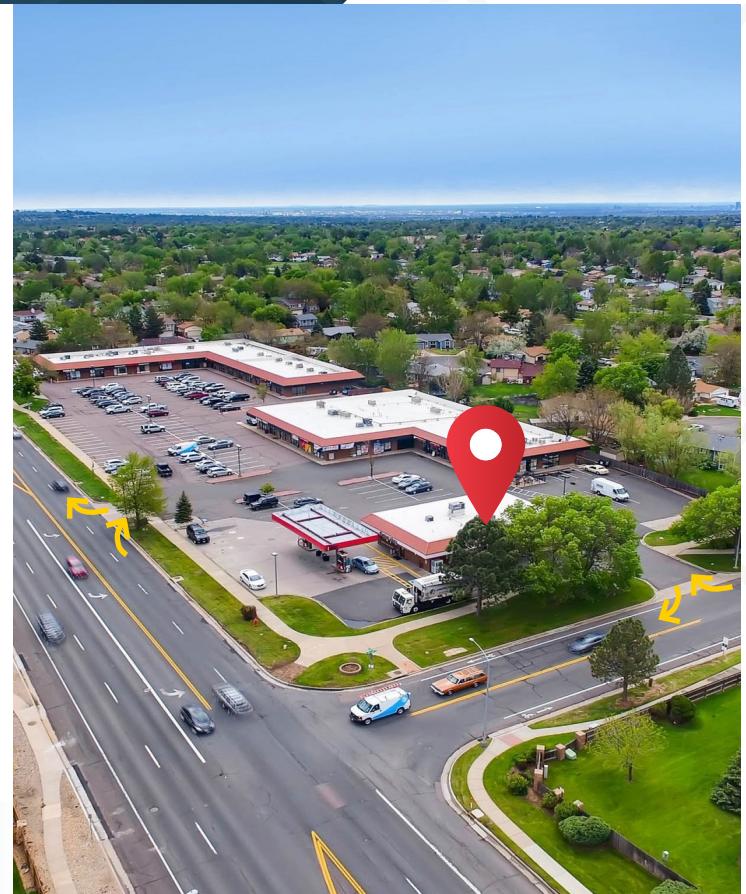


# Fuel Station For Lease

9180 W 88th Ave | Westminster, CO 80005



## AVAILABLE

2,600 SF

## PRICING

Contact Broker

## GAS PUMPS

4

## ABOUT THE PROPERTY

- Fuel station for lease in Lake Plaza neighborhood center
- Two-way 360° drive-thru traffic paths
- Located on hard corner with two access points at Garrison St and 88th Ave
- Well Established Neighborhood Shopping Center with Strong Tenant Mix where Arvada & Westminster come together
- 9 parking spaces including 2 disabled

## TRAFFIC COUNTS

W 88th Avenue

Year: 2025 | Source: esri

29,907 VPD

## DEMOGRAPHICS

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

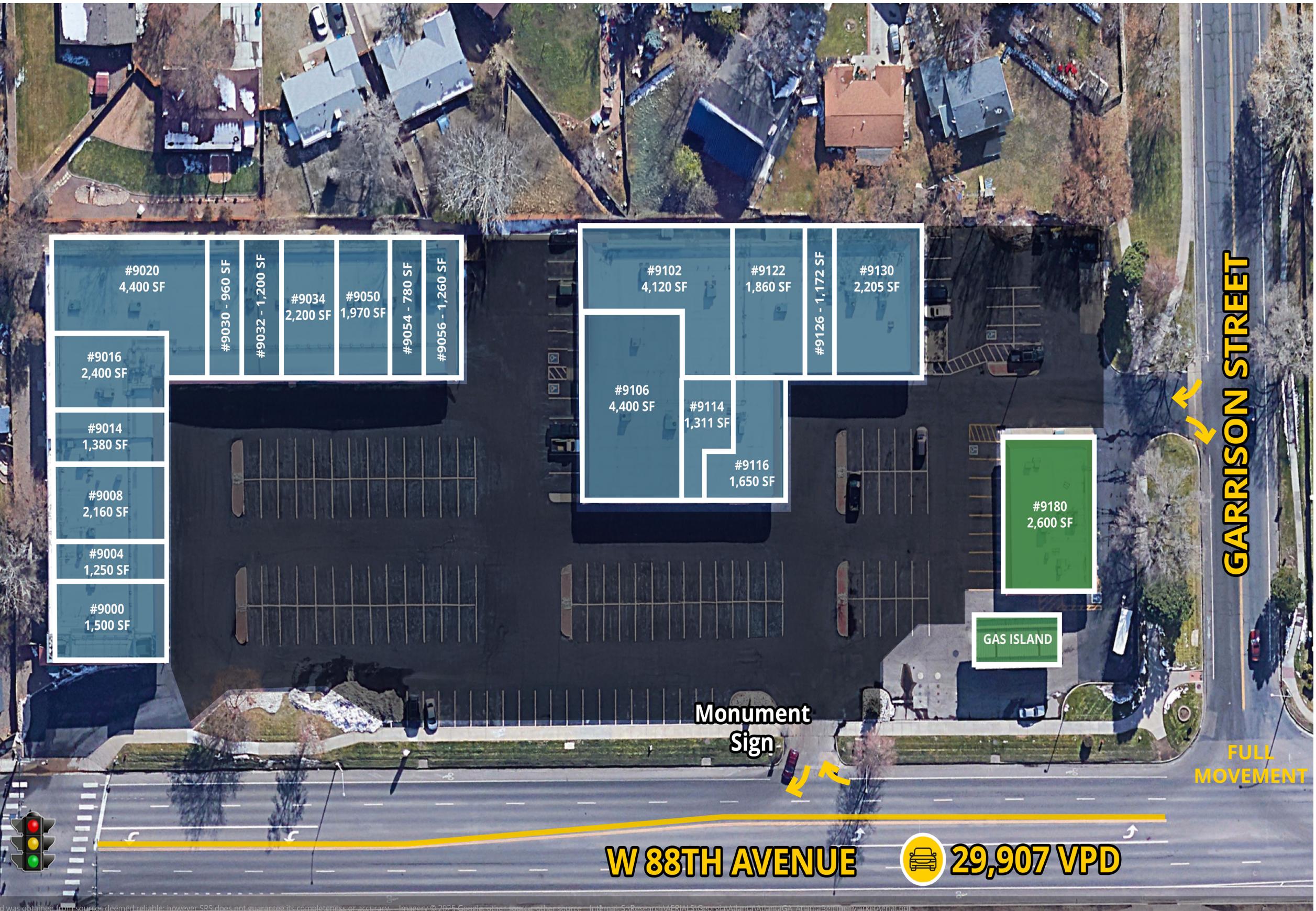
Year: 2025 | Source: esri

## CONTACT

Jack Lazzeri | 303.295.4841 | jack.lazzeri@srsre.com

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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

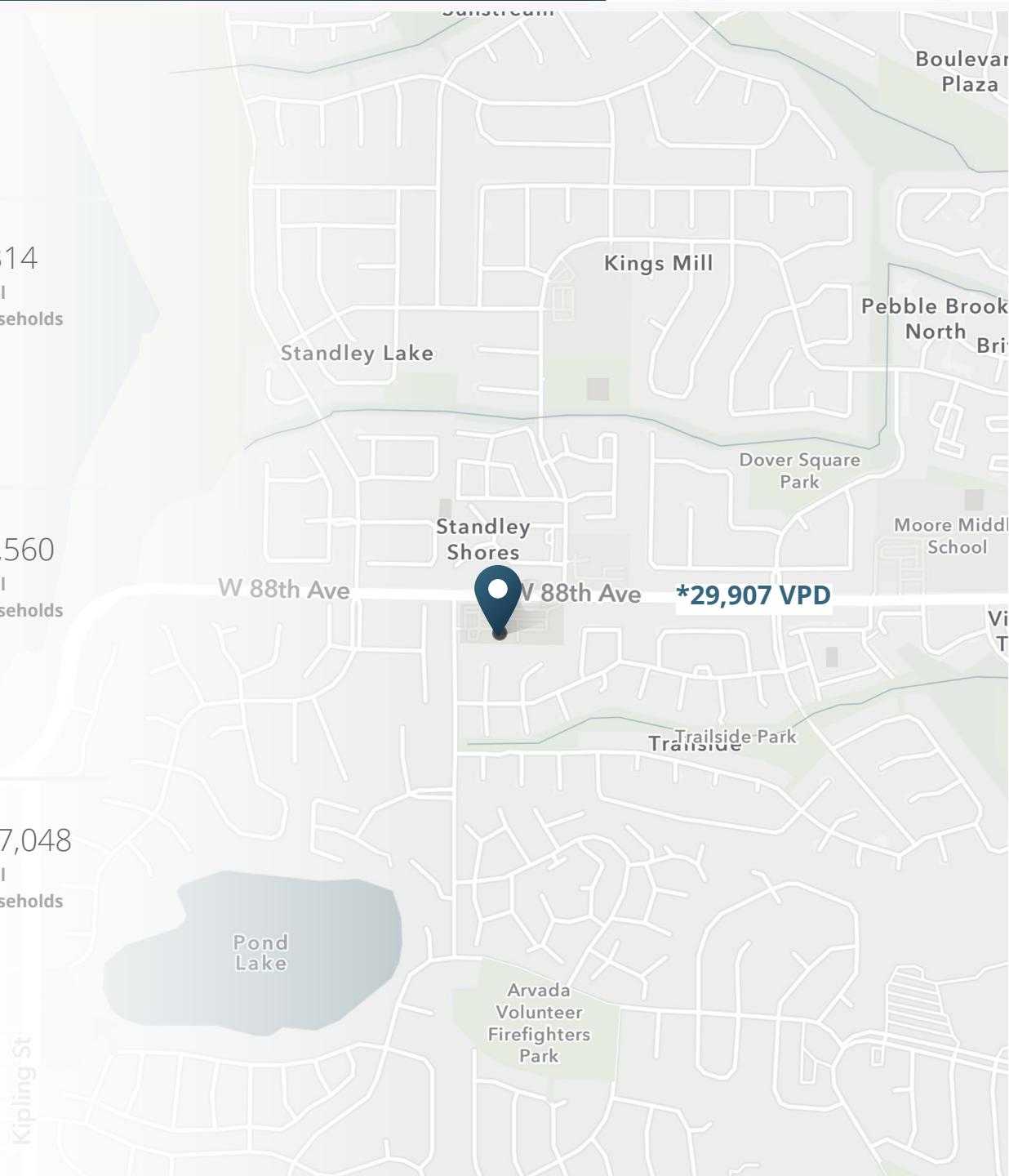
14,453	8,750	\$121,918	6,314
Population	Total Daytime Population	Average Household Income	Total Households

### 3 MILES

95,690	70,360	\$123,233	38,560
Population	Total Daytime Population	Average Household Income	Total Households

### 5 MILES

265,893	230,023	\$115,315	107,048
Population	Total Daytime Population	Average Household Income	Total Households





**SRS**

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