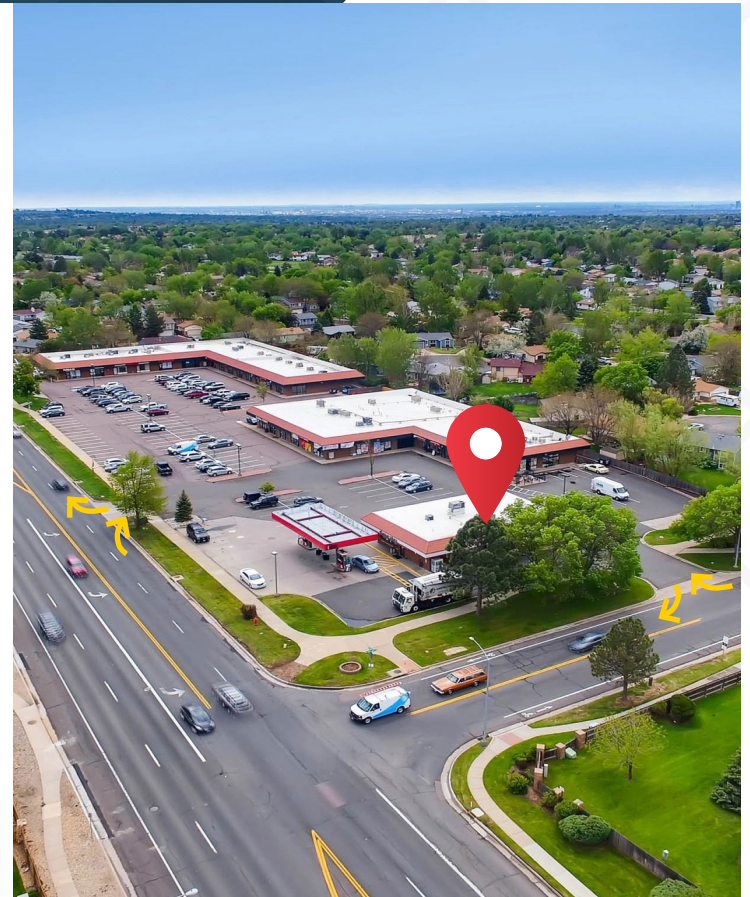


Fuel Station For Lease

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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SUITE	TENANT
9000	Body Flare
9004	Peak Health Chiropractic
9008	Sano's Italian Restaurant
9014	I Love Sushi & Poke
9016	Relaxing Station Massage
9020	Colorado Taekwondo
9030	Applauze Salon
9032	Edward Jones
9034	Joyful Journey
9050	Super Smash
9054	Card Shop
9056	Family Dental Care
9102	Profound Fitness
9106	Global Thrift
9118	Liquor Store
9126	Dog Spa
9130	Sideways Sports lounge
9180	Available - 2,600 SF

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DEMOGRAPHIC HIGHLIGHTS

1 MILE

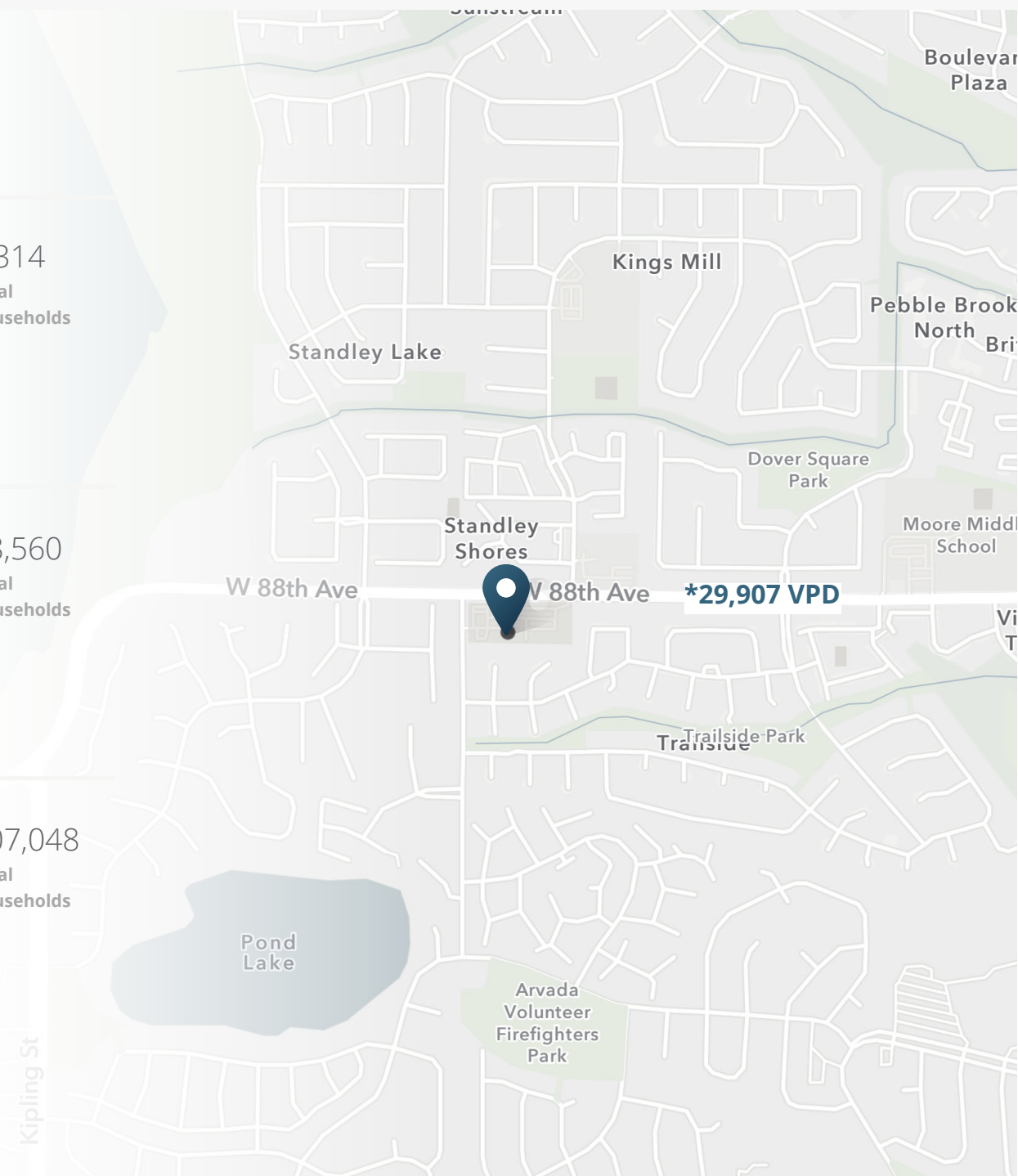
14,453	8,750	\$121,918	6,314
Population	Total Daytime Population	Average Household Income	Total Households

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





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