

9180 W. 88TH AVENUE

Westminster, CO 80005

FUEL STATION FOR LEASE



FOR LEASE

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PROPERTY HIGHLIGHTS

FUEL STATION FOR LEASE



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

AVAILABLE

2,600 SF

GAS PUMPS

4

PRICING

Contact Broker

TRAFFIC COUNTS

W. 88th Avenue 29,907 VPD

Year: 2025 | Source: Esri

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

CONTACT

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	APPLAUZE	Joyful Journeys
I ❤️ Sushi & Poke	SANO'S Italian Kitchen	THE FAMILY DENTIST
Yoga Health	Edward Jones	SUPER SMASH ROOMS

PROFOUND
BJJ | Fitness | Kickboxing

GLOBAL THRIFT

GARRISON STREET

W. 88TH AVENUE | 29,907 VPD

SITE PLAN

FUEL STATION FOR LEASE



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	Sideway Sports Lounge
9180	Available - 2,600 SF

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