



*FOR SUBLEASE*



**5674 W. 88th Avenue**

Westminster, CO 80031

Ryan Beckenhauer

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# Property Summary

5674 West 88th Avenue, Westminster, CO 80031

FOR LEASE



## PROPERTY DESCRIPTION

**\*\*SUBLEASE\*\*** through June 30th, 2027 - 21 more months - \$1903.44/month + NNN's

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Lease Rate:	\$1,903.44 per month (NNN)
Available SF:	1,232 SF
Building Size:	1,232 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	328	1,113	7,190
Total Population	730	2,742	17,451
Average HH Income	\$93,465	\$102,655	\$96,553

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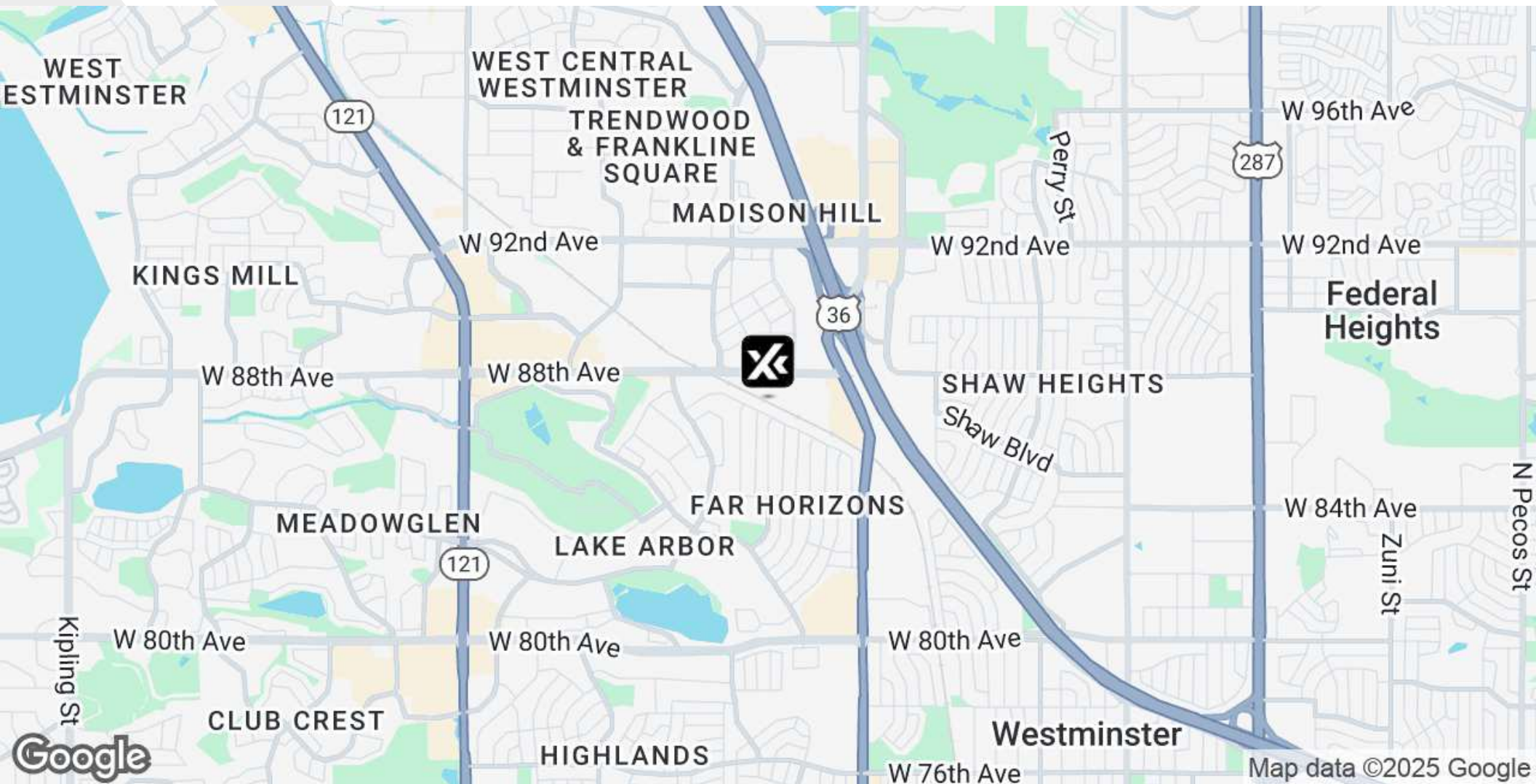
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# Location Map

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# Additional Photos

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# Demographics Map & Report

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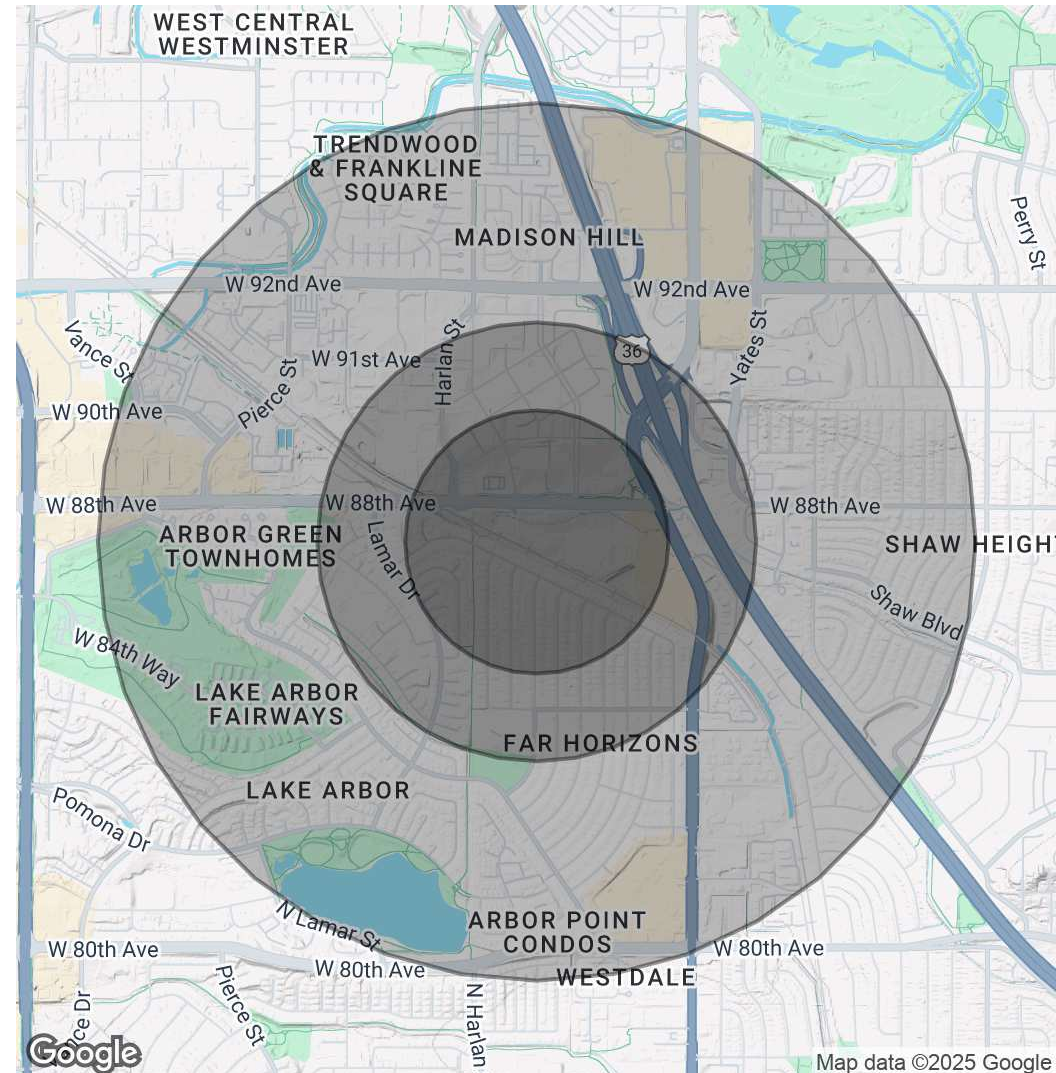
FOR LEASE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	730	2,742	17,451
Average Age	37	39	38
Average Age (Male)	36	39	37
Average Age (Female)	38	40	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	328	1,113	7,190
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$93,465	\$102,655	\$96,553
Average House Value	\$319,666	\$487,450	\$485,301

Demographics data derived from AlphaMap



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