

# Northview Shopping Center

5000-5088 92ND AVENUE | WESTMINSTER, CO 80031



1,534-4,888 SF RETAIL

FOR LEASE



Over 827K  
Annual Visits

W 92nd Ave (30,697 VPD)

Sheridan Blvd (48,962 VPD)



**KINSEY & COMPANY**  
COMMERCIAL REAL ESTATE

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## Availability

- SF: 1,534–4,888 SF For Lease
- Pricing: Contact Broker

## Traffic Counts

- Sheridan Blvd: 48,962 VPD
- 92nd Ave: 30,697 VPD

*Source: 2022 MPSI Estimates*



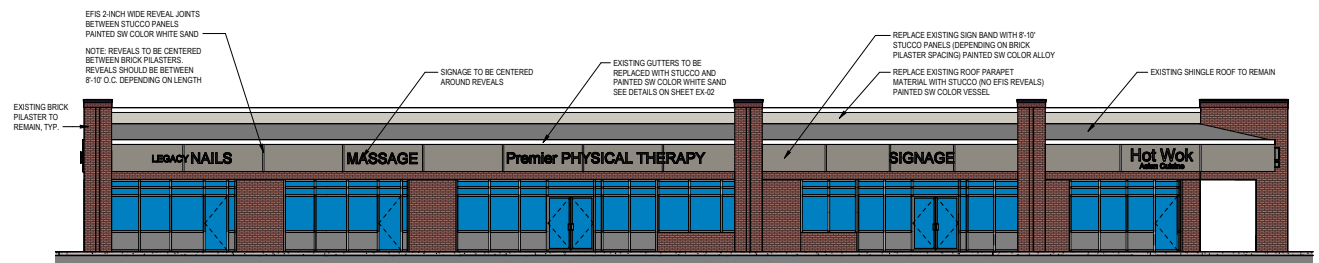
## Highlights

- New ownership with renovations underway!
- H-Mart Anchored center. This H-Mart sees over 827K annual visitors and ranks in the top 15% of grocery stores in Colorado based on annual visitors (Placer.ai)
- Located within close proximity to the new Downtown Westminster
- High traffic intersection with 79,659 vehicles passing the site per day

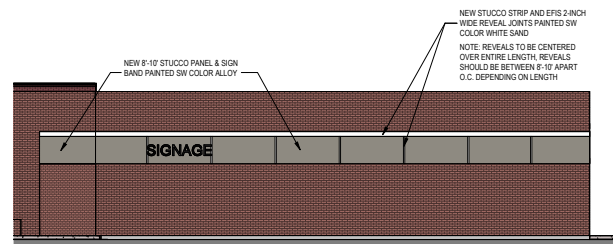




## New renovations underway!



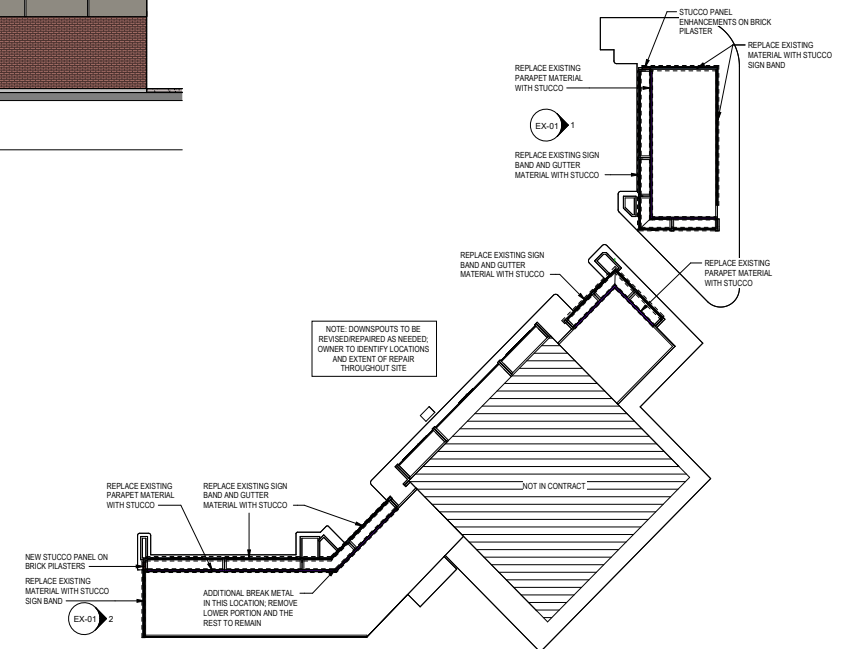
① SIGNAGE ELEVATION  
1/8" = 1'-0"



② SIGNAGE ELEVATION - SIDE  
1/8" = 1'-0"

<p>SW 9582</p> <p>White Sand</p>	STUCCO GUTTERS AND EFIS JOINTS REVEALS
<p>SW 9547</p> <p>Vessel</p>	STUCCO PARAPET
<p>SW 9569</p> <p>Alloy</p>	MAIN STUCCO SIGN BAND PANELS

NOTE: SW MEDIUM COARSE TEXTURED COAT ADDED AS A BASE BEFORE PAINTING



3 EXTERIOR ENHANCEMENTS SITE PLAN  
1" = 60'-0"

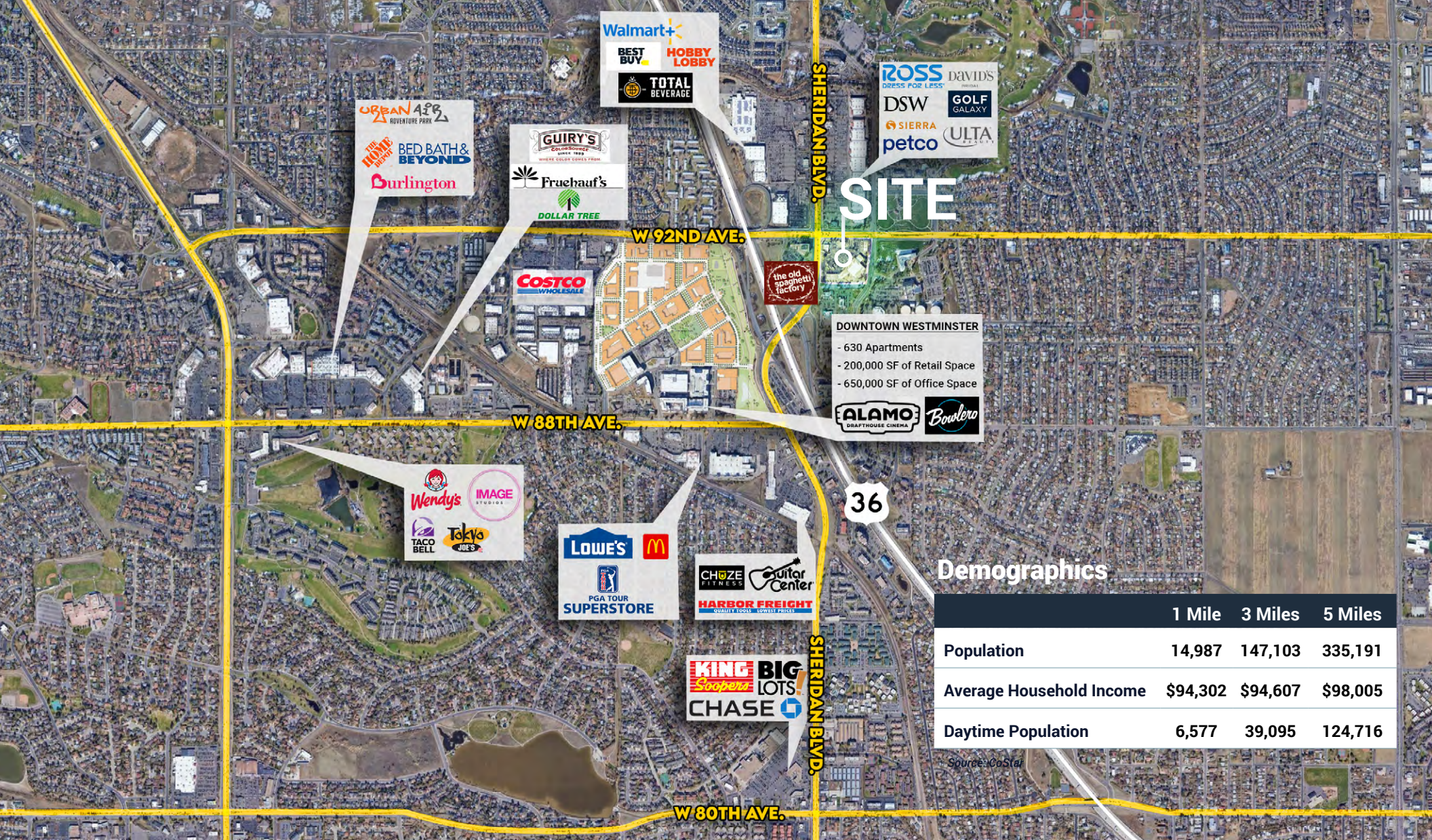
# Northview Shopping Center

## Site Plan



SUITE	TENANT	SIZE
5000	Legacy Nails	
5004A2	Best Choice Massage	
5008A3	Premier Physical Therapy	
5012A4	Premier Physical Therapy	
5020A5	Thai Curry 92	
5024B1	Tous Le Jours	
5028	K-Pop BBQ	
5044C1	Monarch Animal Health Center	
5040C2	<b>COMING SOON:</b> Geemu Geemu Claw Machines	
<b>5048/54</b>	<b>VACANT (Demisable)</b>	<b>4,888 SF</b>
5068D1	Elite Dental Group	
5072D2	Huakee BBQ Bento	
5076D3	<b>COMING SOON:</b> Banh Mi Sandwiches	
5078	<b>COMING SOON:</b> The Face Shop	
5084	Great Clips	
5088	Westminster Mini Pipes & Tobacco	





**SITE**

**DOWNTOWN WESTMINSTER**

- 630 Apartments
- 200,000 SF of Retail Space
- 650,000 SF of Office Space

**Demographics**

	1 Mile	3 Miles	5 Miles
Population	14,987	147,103	335,191
Average Household Income	\$94,302	\$94,607	\$98,005
Daytime Population	6,577	39,095	124,716

Source: CoStar



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