

BROOKHILL TOWN CENTER
6775 W 88th Avenue, Westminster, CO 80031



9,848 SF JR ANCHOR SPACE & PAD SITE FOR LEASE

BROOKHILL TOWN CENTER

6775 W 88TH AVE. | WESTMINSTER, CO 80031



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
Managing Principal
720-280-5757
Jason@KinseyCRE.com

Brady Kinsey
Principal
303-847-1295
Brady@KinseyCRE.com

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**9,848 SF JR ANCHOR SPACE
& PAD SITE**

FOR LEASE

Availability Information

Pricing: Contact Broker
SF: 9,848 SF Junior Anchor
Pad Site: +/- 1 acre site

Traffic Counts

W 88th Ave: 20,389 VPD
Pierce St: 7,431 VPD

MPSI 2022 Estimates

Highlights

- Built out beauty / salon for lease
- Close proximity to the new Downtown Westminster
- Pad site opportunity at the most visible corner of the property
- Join Fruehauf's, Dollar Tree, Colorado Sport Rent and Guiry's Paint
- Abundant parking

Demographics

	1 Mile	3 Miles	5 Miles
Population	18,490	123,388	316,123
Average Household Income	\$94,858	\$103,530	\$101,284
Daytime Population	5,911	33,572	109,174

Source: CoStar

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Site Plan

