

FOR LEASE

# Northview Shopping Center

SEC 92nd Ave & Sheridan Blvd | Westminster, CO



**Lease Rate: \$20.00-\$24.00/SF + NNN**  
**Estimated NNN Expenses: \$7.44/SF**





### PROPERTY FEATURES:

- Turn-key Veterinarian unit
- Opportunity for incoming businesses to benefit from the traffic generated by the H-Mart anchor
- Diverse mix of tenants allows for a variety of users to come in and flourish
- Landlord is extremely active and has inked several new deals at this center in the last two years
- Proximal to new Downtown Westminster development
- Easy access to Highway 36

### AVAILABLE:

- 2,160 - 2,782 (medical) SF

### AREA DEMOGRAPHICS:

				
RADIUS	POPULATION	HOUSEHOLDS	AVERAGE HH INCOME	DAYTIME POPULATION
1 MILE	13,321	5,124	\$98,008	5,208
3 MILE	146,425	56,789	\$92,659	33,666
5 MILE	341,498	130,641	\$95,654	100,622

### CO-TENANTS:



For more information,  
please contact:

**Eric Diesch**  
**DIRECTOR**  
 720.794.8034  
 eric@bluestcapital.com

**Blue West Capital**  
**CLIENT FOCUSED. NATIONAL REACH.**  
 400 S Colorado Blvd | STE 590  
 Denver, CO 80246

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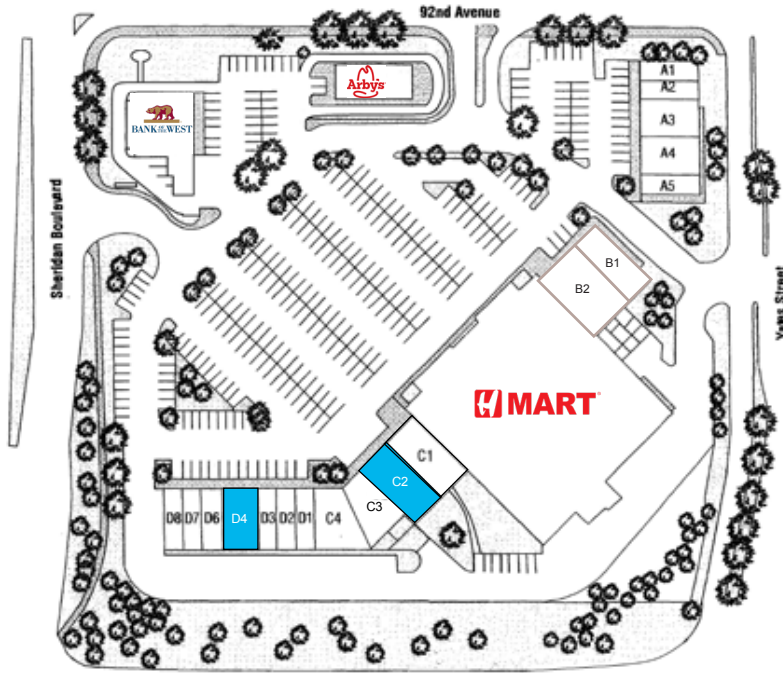
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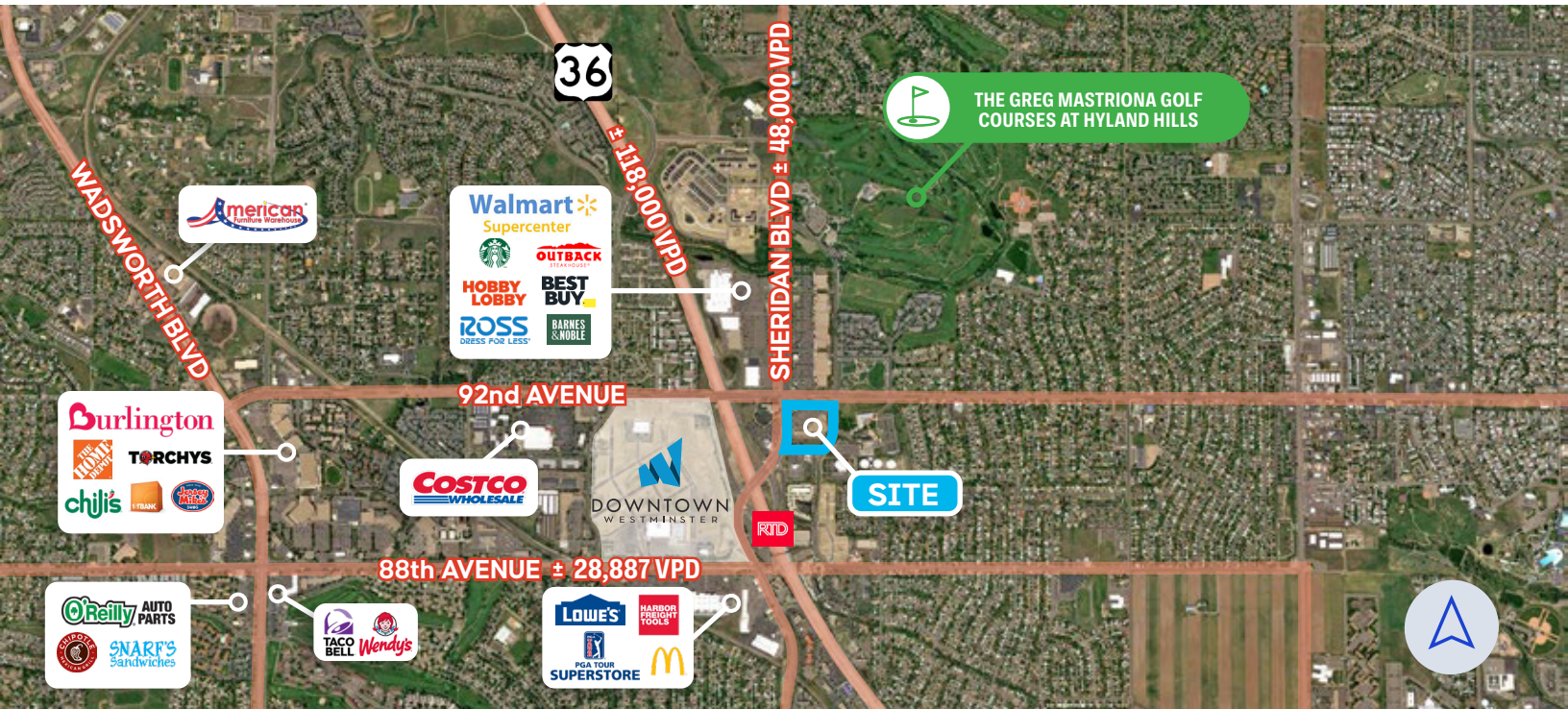
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UNIT	SUITE	TENANT	SIZE
A1	5000	Legacy Nails	1,291 SF
A2	5004	Best Choice	1,280 SF
A3	5008	Premier Physical Therapy	2,560 SF
A4	5012	Premier Physical Therapy	2,560 SF
A5	5020	Hot Wok Asian Cuisine	1,291 SF
B1	5024	Tous Les Jour	2,696 SF
B2	5028	Shabu Ramen	3,546 SF
C1	5044	Veterinarian	3,900 SF
<b>C2</b>	<b>5048</b>	<b>AVAILABLE</b> (Medical)	<b>2,782 SF</b>
C3-C4	5054	Denver Hospice	4,888 SF
D1	5068	Northview Dental	1,307 SF
D2	5072	Huakee BBQ	1,307 SF
D3	5076	Subway	1,307 SF
<b>D4</b>	<b>5078</b>	<b>AVAILABLE</b>	<b>2,160 SF</b>
D6	5084	Great Clips	1,661 SF
D7	5088	Westminster Mini Pipes	1,296 SF
D8	5092	Boba Tea Fresh Tea TSAOCAA	1,383 SF



Contiguous space - can be combined



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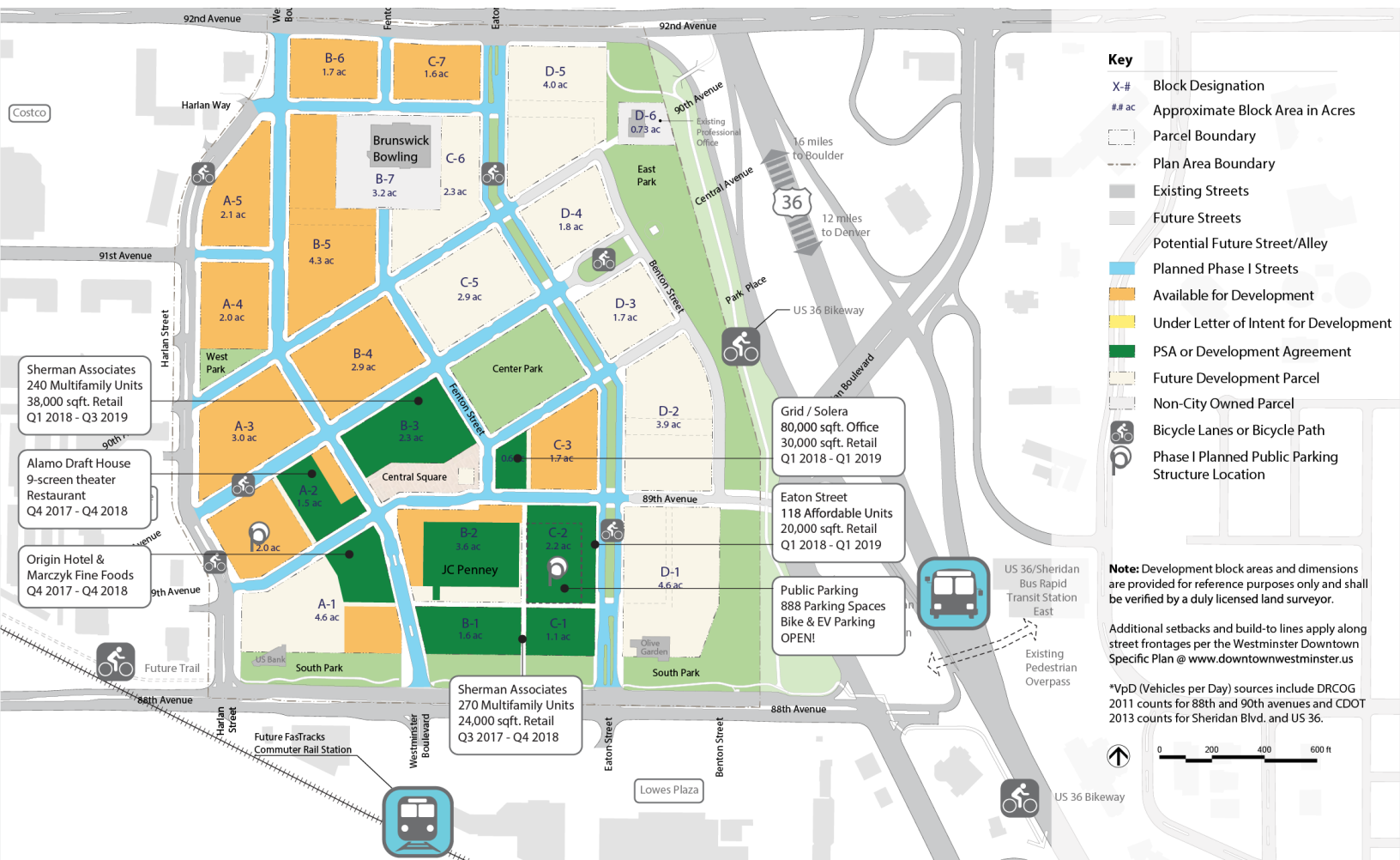


Downtown Westminster is located at U.S. 36 and Sheridan Boulevard (the site of the former Westminster Mall).

The 105-acre site is currently being developed into a vibrant, mixed-use urban downtown in the heart of the city.

## WESTMINSTER STATION

- Address: 3200 Westminster Station Drive
- Car Parking: 350 available RTD Park-n-Ride spaces; additional 250 privately managed spaces.
- Bike Parking: 18 racks



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