

# Northview Shopping Center

5000-5088 92ND AVENUE | WESTMINSTER, CO 80031



FOR LEASE

2,160 - 2,782 SF

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**KINSEY & COMPANY**  
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## Site Plan



| SUITE  | TENANT                                       | SIZE |
|--------|----------------------------------------------|------|
| 5000   | Legacy Nails                                 |      |
| 5004A2 | Best Choice Massage                          |      |
| 5008A3 | Premier Physical Therapy                     |      |
| 5012A4 | Premier Physical Therapy (Pending Expansion) |      |
| 5020A5 | Thai Curry 92                                |      |
| 5024B1 | Tous Le Jours                                |      |
| 5028   | K-Pop BBQ                                    |      |
| 5044C1 | Dr. Guzman (Lease Pending)                   |      |

| SUITE   | TENANT                           | SIZE     |
|---------|----------------------------------|----------|
| 5040C2  | <b>AVAILABLE</b>                 | 2,782 SF |
| 5048/54 | The Denver Hospice               |          |
| 5068D1  | Bert Moffitt, D.D.S.             |          |
| 5072D2  | Huakee BBQ Bento Inc             |          |
| 5076D3  | Subway Real Estate Corp.         |          |
| 5078    | <b>AVAILABLE</b>                 | 2,160 SF |
| 5084    | Great Clips                      |          |
| 5088    | Westminster Mini Pipes & Tobacco |          |
| 5092    | Kivy Tea                         |          |

## Availability Information

SF: 2,160 - 2,782 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 planned!
- 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



## 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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