

# Retail / Office Space for Lease

8020 NORTH FEDERAL BOULEVARD, WESTMINSTER, CO 80031



**Click Suite Number  
for Virtual Tour**



## Overview

Hoff & Leigh is excited to present these desirable retail/office units available for lease at 8020 Federal Boulevard on the corner of Federal and 80th Avenue in Westminster. Come join this lively multi-tenant retail center in the growing market of Westminster!

**2-MONTH FREE FOR 3-YEAR LEASE**

**3-MONTH FREE FOR 5-YEAR LEASE**

For more info, please text/call: Michael Crawford: (720) 683-0399. [MCrawford@HoffLeigh.com](mailto:MCrawford@HoffLeigh.com).

Hoff & Leigh listing website: <https://www.hoffleigh.com/listing/8020-n-federal-boulevard/>

Unit:	Size:	Lease Rate:
<a href="#">9</a>	815 SF	\$16.00 /SF/YR (+\$4.38/SF/YR NNN) = \$1,384 / Month (+ \$25 / Month Monument Sign)
<a href="#">12</a>	760 SF	\$16 /SF/YR (+\$4.38/SF/YR NNN) = \$1,290 / Month (+ \$25 / Month Monument Sign)

## Highlights

- 2nd Floor Units with Natural Light
- Monument Signage and Storefront Sign
- Great Visibility on Federal Boulevard
- High Traffic Count on Federal Boulevard
- Ample On-Site Parking (40 Spaces)
- Zoning: B-1
- Growing Market in Westminster
- FREE RENT AVAILABLE

## Property Details



### Lease Rate

\$16.00 SF/YR (+ \$4.38 SF/YR NNN)



### Space Available

760 - 815 SF



### Building Size

10,050 SF



### Lot Size

0.45 Acres



### Zoning

B-1

Rev: September 27, 2024



### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Michael Crawford**

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## Suite 9:

- 815 SF, 4 Large Offices, Large Storage
- Reception Room Area or 5th Office
- 3 Desks & Table in Unit, Drop Ceiling
- Nice Office Buildout, Plank Flooring
- 1 Bathroom, Storage Area
- Ample Electrical Outlets and Parking



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# Retail / Office Space for Lease

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## Suite 12:

■ 760 SF, 1 Large Office, 1 Large Room.

■ Reception Area, 1 Private Bathroom, Kitchenette (No Sink).

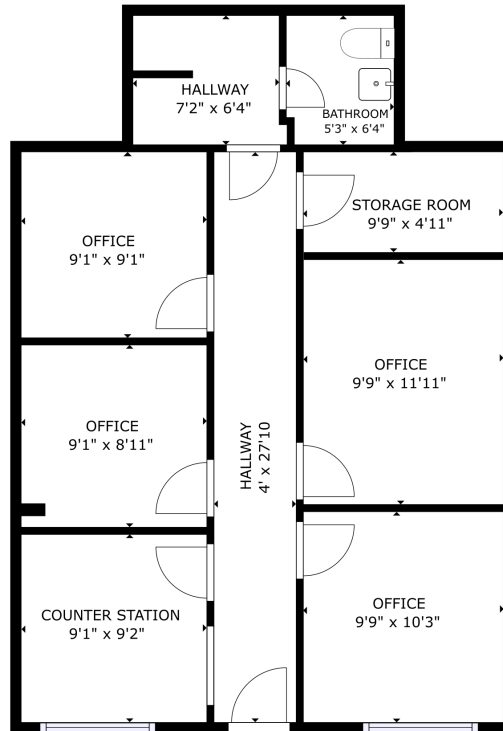


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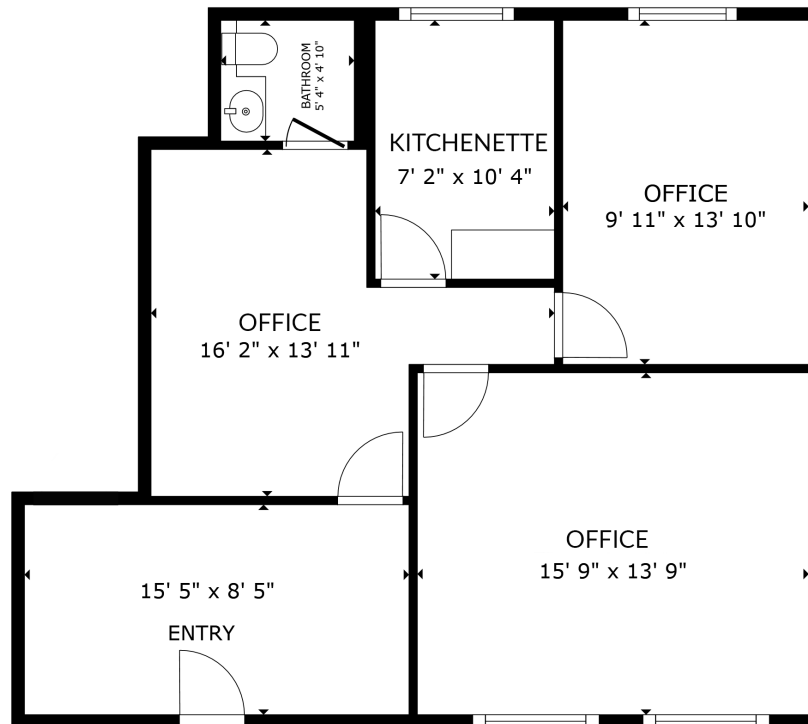
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## Suite 9



## Suite 12



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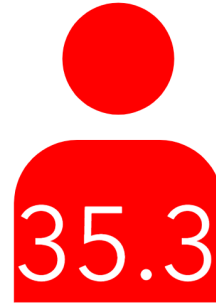
8020 NORTH FEDERAL BOULEVARD, WESTMINSTER, CO 80031

8020 Federal Blvd, Westminister, Colorado, 80031

## DEMOGRAPHICS



153,299  
Population



35.3  
Median Age



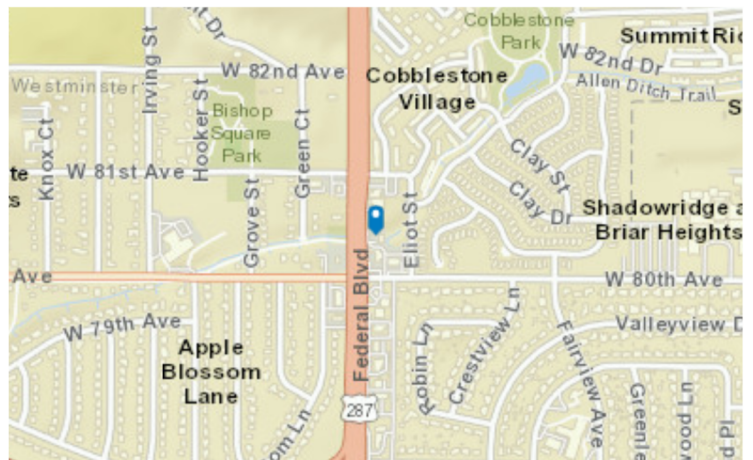
2.7  
Average Household Size



\$69,551  
Median Household Income

## TRAFFIC COUNT

Cross street	VPD	Distance
W 80th Ave	36,200	0.0
N Elliot St	6,300	0.1
Zuni St	4,546	0.1
Appleblossom Ln	8,716	0.1
Appleblossom Ln	11,520	0.1



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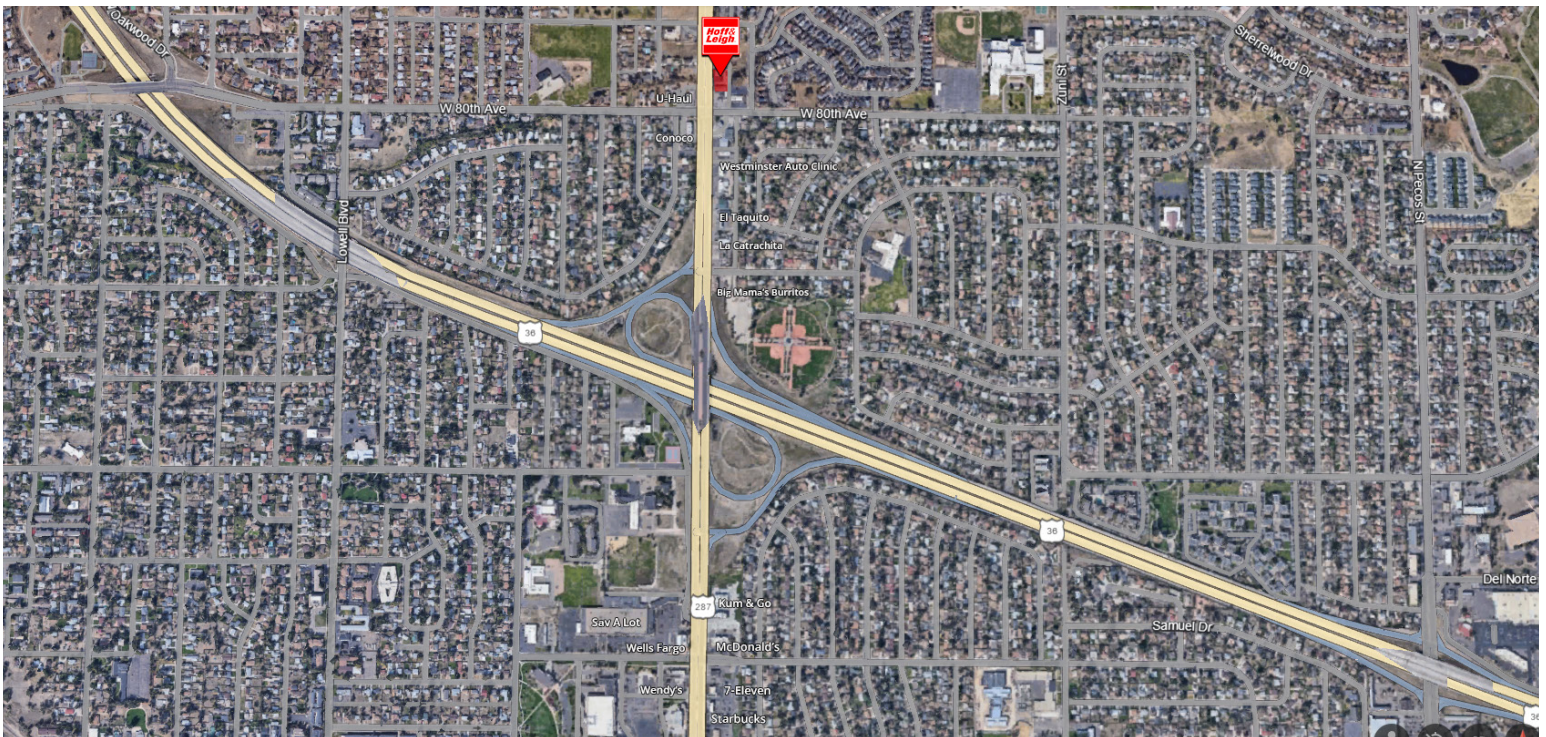
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