

Northview Shopping Center

5000-5088 92ND AVENUE | WESTMINSTER, CO 80031



1,532-3,356 SF RETAIL

FOR LEASE



Over 827K
Annual Visits

W 92nd Ave (30,697 VPD)

Sheridan Blvd (48,962 VPD)

**MORE THAN \$1M IN RECENT
RENOVATIONS BY LANDLORD AND
TENANTS IN THE LAST 18 MONTHS**



KINSEY & COMPANY
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Availability

- SF: 1,532–3,356 SF For Lease
- Pricing: Contact Broker

Traffic Counts

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

Source: 2022 MPSI Estimates



Highlights

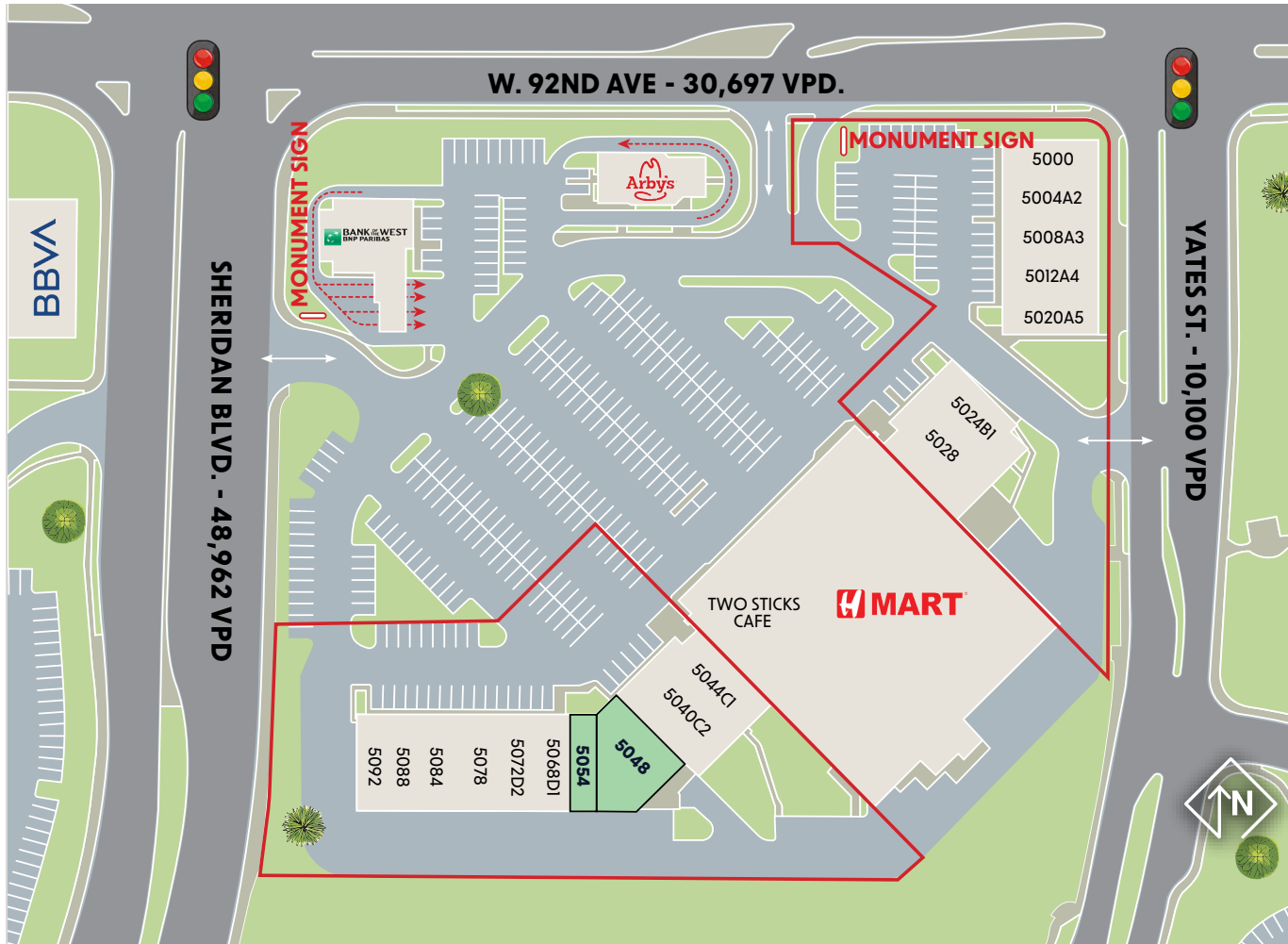
- **FACADE RENOVATIONS NOW COMPLETE!**
- **More than \$1M** in recent renovations by Landlord and tenants in the last 18 months
- **H-Mart Anchored center.** This H-Mart sees over 827K annual visitors and ranks in the top 15% of grocery stores in Colorado based on annual visitors (Placer.ai)
- Located within close proximity to the new Downtown Westminster
- High traffic intersection with 79,659 vehicles passing the site per day



Northview Shopping Center



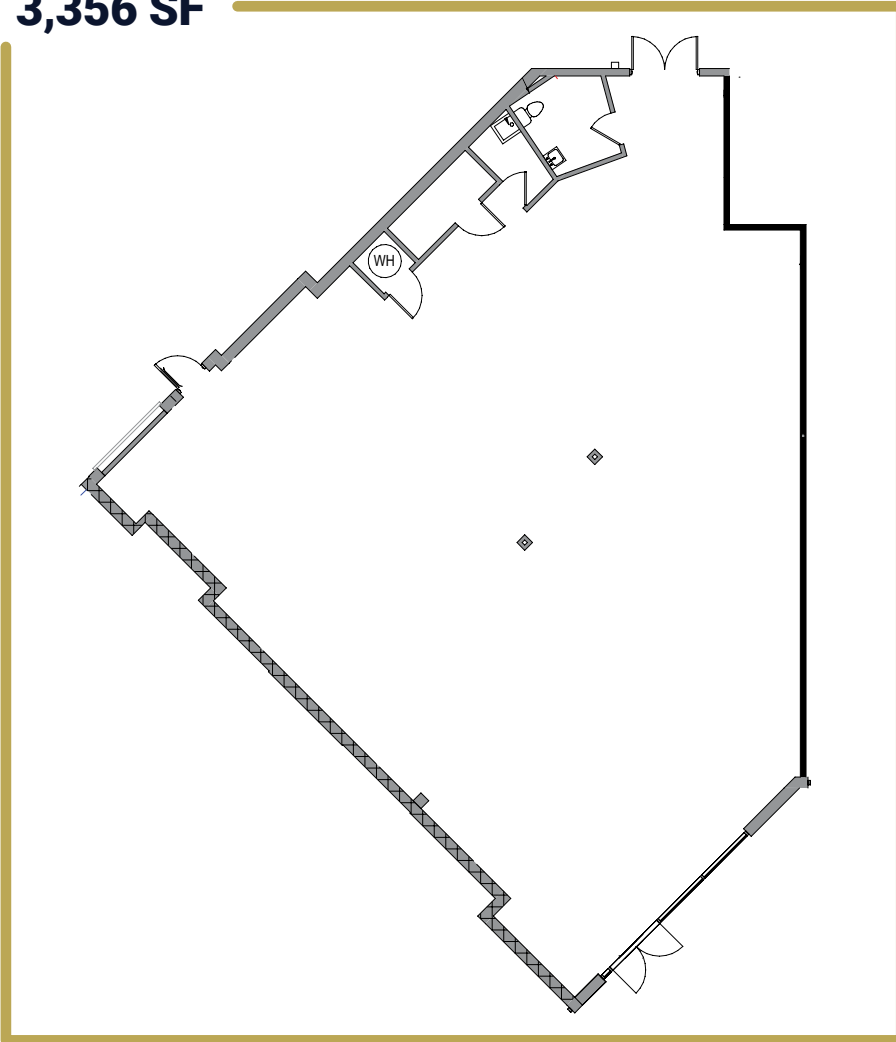
Site Plan



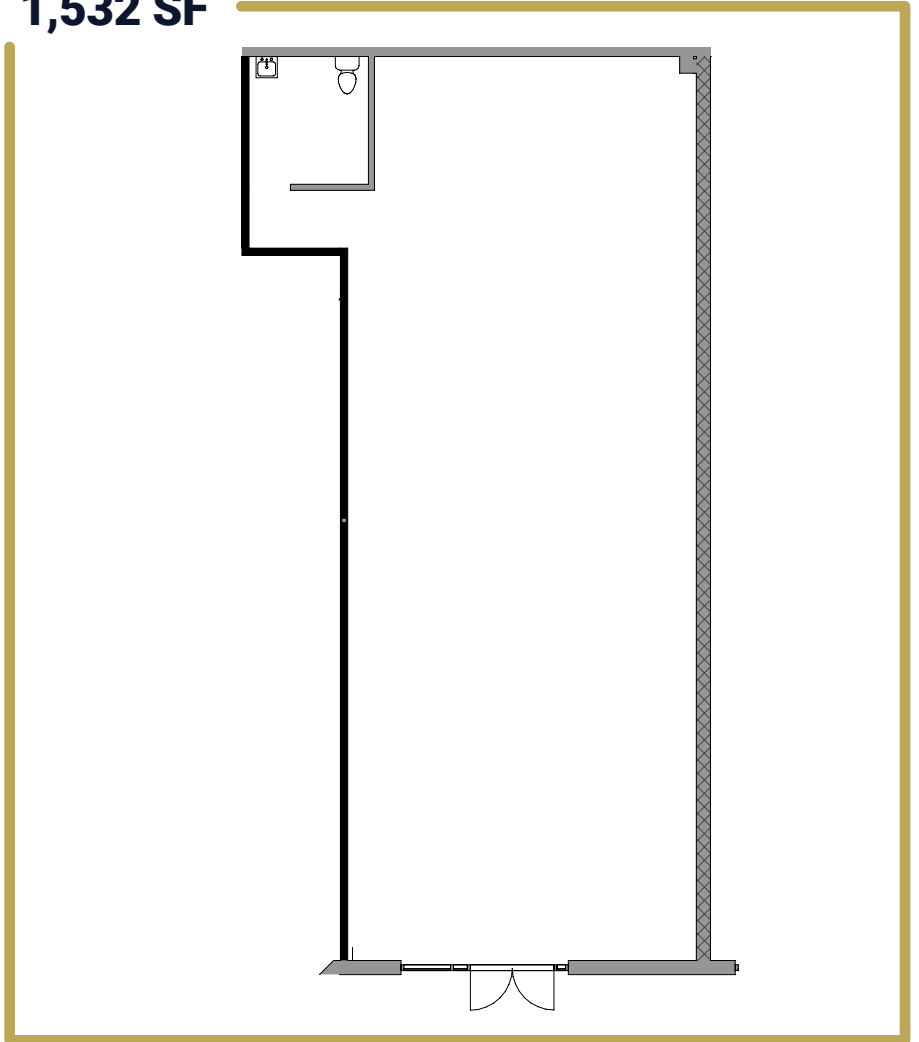
SUITE	TENANT	SIZE
5000	Legacy Nails	
5004A2	Best Choice Massage	
5008A3	Premier Physical Therapy	
5012A4	Premier Physical Therapy	
5020A5	Thai Curry 92	
5024B1	Tous Le Jours	
5028	K-Pop BBQ	
5044C1	Monarch Animal Health Center	
5040C2	NEW: Geemu Geemu Claw Machines	
5048	VACANT	3,356 SF
5054	VACANT	1,532 SF
5068D1	Elite Dental Group	
5072D2	Huakee BBQ Bento	
5076D3	NEW: Banh Mi Sandwiches	
5078	NEW: The Face Shop	
5084	Great Clips	
5088	Westminster Mini Pipes & Tobacco	
5092	Kivy Tea	

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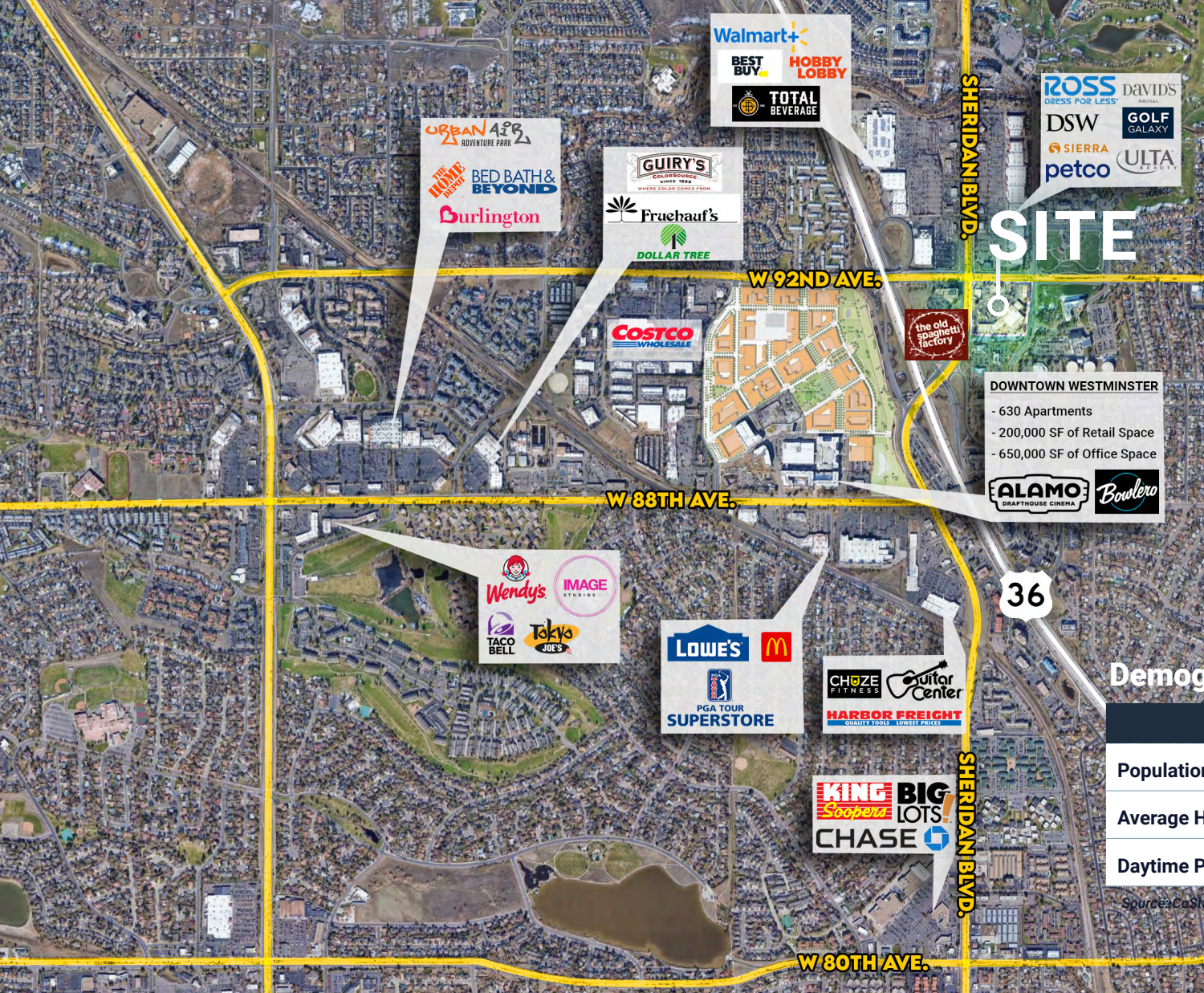
Suite 5048
3,356 SF



Suite 5054
1,532 SF



* Potential landlord contribution toward tenant finish improvements
subject to final lease negotiations and approval.



Target Uses

- Martial Arts / Taekwondo / Jiu-Jitsu
- Dance & Performing Arts Studio
- Boutique Fitness (Yoga, Pilates, Barre)
- Academic Enrichment / Tutoring / Language School
- Music School
- Asian Dessert Concept
- Sit-Down Restaurant (Japanese, Chinese, Indian, Filipino)
- Optometry / Eyewear
- Urgent Care / Chiropractic / Acupuncture
- Pet Grooming
- Phone & Electronics Repair
- Dry Cleaning & Alterations
- Insurance / Tax / Financial Services

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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