



EXCLUSIVELY LISTED BY

Jon Harbour, CCIM

(303) 579-0376 · jharbour@harbourcre.com



FIRST TIME AVAILABLE FOR SALE

Meadow Pointe Retail Center – Suites 200 & 300

7535 W. 92nd Avenue, Westminster, CO 80021

SUITE 200	SUITE 300	COMBINED	AVAILABILITY
\$699,000	\$879,000	\$1,578,000	Individually or Combined
1,464 SF	1,860 SF	3,324 SF	

SALE HIGHLIGHTS

- First time these units are available for sale – units may be combined or sold individually.
- High-image building with excellent co-tenancy (Advance Auto, Brakes Plus, Discount Tire, Carrabba's and more).
- Ideal location for an Owner/User medical office, and many other office and retail storefront uses.
- Existing medical/office and office build-out – units are potentially turn-key and ready to occupy.

PROPERTY HIGHLIGHTS

- Established Westminster shopping corridor with strong surrounding retail & residential base.
- Excellent exposure and signage possibilities directly along 92nd Ave (>22K VPD est.).
- Well-maintained center with easy ingress/egress.

SPACE OVERVIEW

PREMISES DETAILS

Address	7535 W. 92nd Avenue
City / State	Westminster, CO 80021 · Multi-Tenant
Property Type	Shopping Center · 1,464 – 3,324 SF
Available Suites	Suites 200 & 300
Condition	Full Buildout
Marketed Use	Retail / Office / Med Office
Frontage	W. 92nd Avenue (>22K VPD est.)

SITE PLAN



Aerial site plan — subject suites at 7535 W. 92nd Avenue within Meadow Pointe, surrounded by established national co-tenancy.

MARKET & LOCATION OVERVIEW

WESTMINSTER, COLORADO

Westminster is one of the largest cities in the Denver metropolitan area, located in Adams and Jefferson Counties along the north-central Front Range corridor. The city offers a deep, affluent residential trade area, established commercial corridors, and convenient access to US-36 (the Denver-Boulder Turnpike).

The subject space sits within an established retail shopping center fronting W. 92nd Avenue — a primary east-west commercial artery serving the surrounding neighborhoods. The location offers strong daily traffic, high visibility, and a complementary mix of neighboring retail and service tenants that drive consistent customer flow.

LOCATION HIGHLIGHTS

- Denver MSA — strong, growing Front Range market.
- Established W. 92nd Avenue retail corridor.
- High visibility & storefront exposure.
- Convenient access to US-36 Turnpike.
- Complementary co-tenancy & ample parking.

AREA DEMOGRAPHICS

AVG HH INCOME (3-MI)

~\$95,000

POPULATION (3-MI)

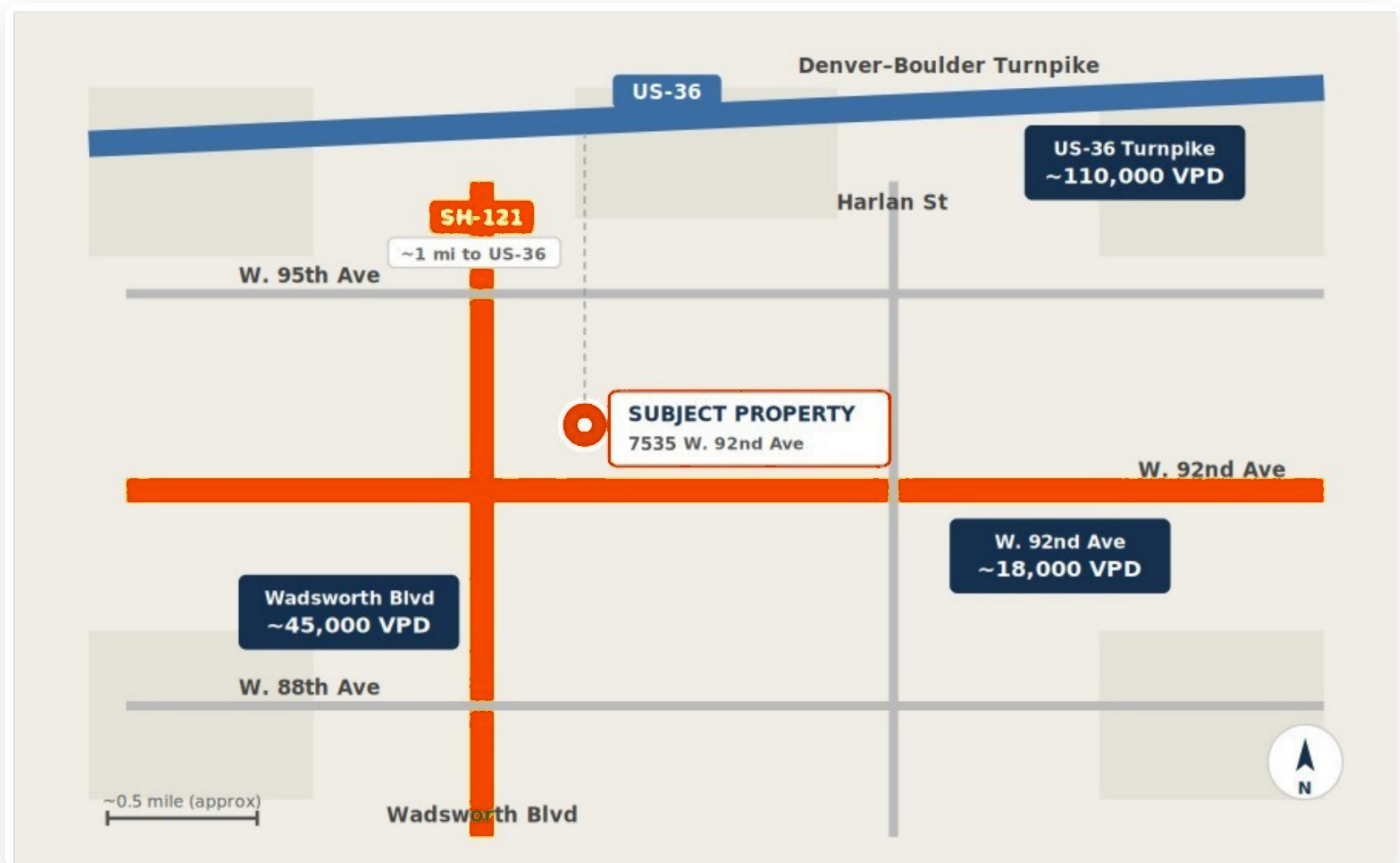
~140,000

HOUSEHOLDS (3-MI)

~55,000

DAYTIME POP. (1-MI)

~18,000



Location map — subject property at W. 92nd Ave & Wadsworth Blvd corridor. Traffic counts (VPD) are approximate.

PROPERTY PHOTOS



PROPERTY PHOTOS



CONTACT



Jon Harbour, CCIM

PRESIDENT – HARBOUR COMMERCIAL, LLC

MOBILE (303) 579-0376

EMAIL jharbour@harbourcre.com

OFFICE 1007 Pearl Street, Suite 252
Boulder, CO 80302

For current price, NNN estimates, and other details, please contact the listing agent.

Space is offered subject to availability and may be withdrawn or modified without notice.

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