



EXCLUSIVELY LISTED BY

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FIRST TIME AVAILABLE FOR SALE

Meadow Pointe Retail Center – Suites 200 & 300

7535 W. 92nd Avenue, Westminster, CO 80021

COMBINED	SUITE 200	SUITE 300	PRICE
3,324 SF	1,464 SF	1,860 SF	Upon Request

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.

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)

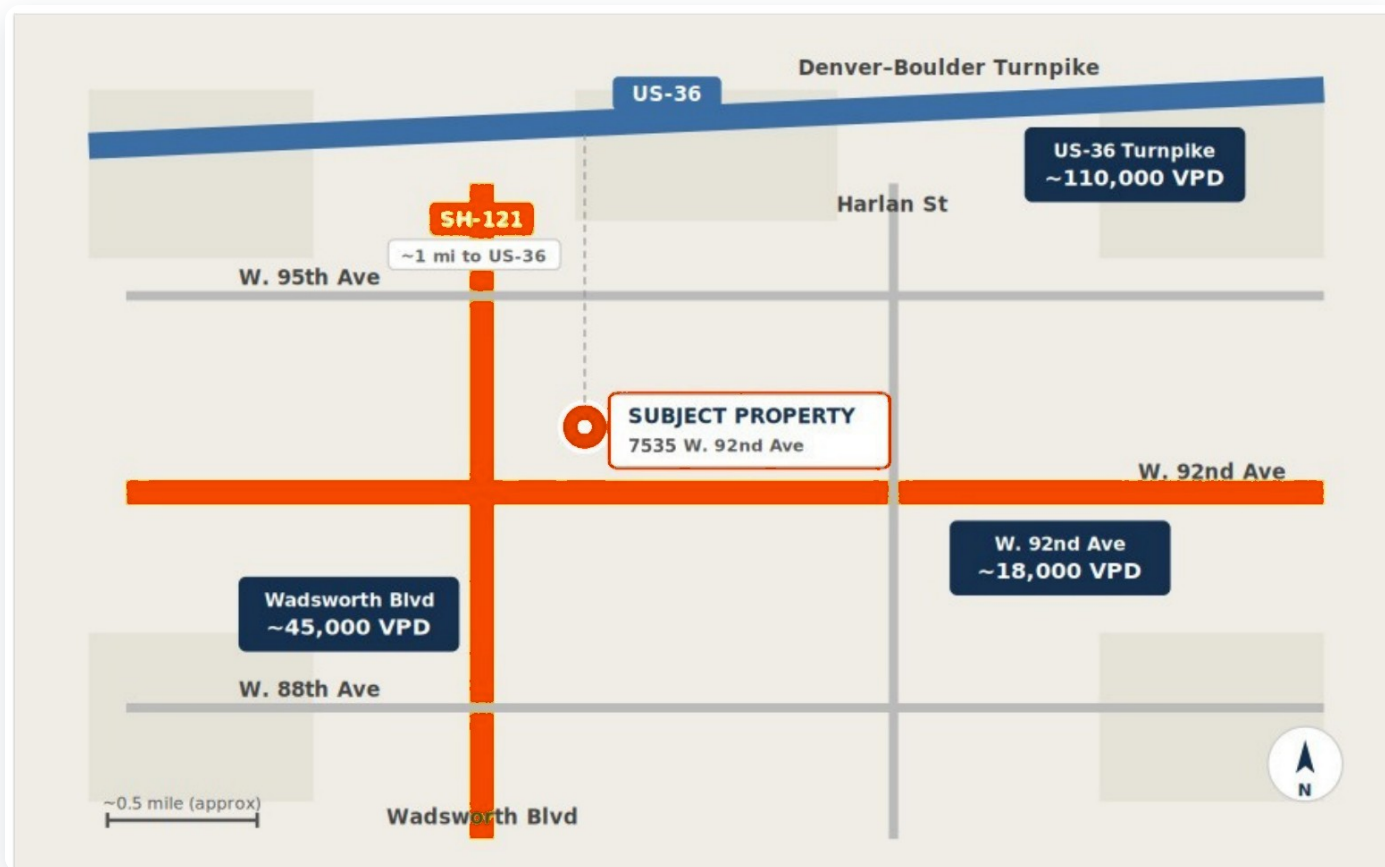
~140,000

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



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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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