

FIRST TIME AVAILABLE FOR SALE

±3,120 SF Retail / Office Building

7465 W. 92nd Avenue · Westminster, Colorado 80021
Meadow Pointe — established 92nd Avenue retail corridor

PROPERTY HIGHLIGHTS

- Immediate Occupancy
- New Construction — full white box build out
- High-visibility W. 92nd Ave frontage — ±22,000 VPD, storefront & pylon signage
- Strong national co-tenancy: Advance Auto Parts, Brakes Plus, Discount Tire, Carrabba's

BUILDING SIZE

±3,120 SF

SALE PRICE

\$1.849M

OCCUPANCY

Immediate

Property Overview

Address	7465 W. 92nd Avenue
City / State	Westminster, CO 80021
Property Type	Freestanding Retail Building
Building Size	±3,120 Rentable SF
Condition	New Construction — Never Occupied
Marketed Use	Retail / Office / Med Office
Parking	Common — Surface
Sale Price	\$1,849,000
Occupancy	Immediate — Delivered White Box

SPACE HIGHLIGHTS

- ±3,120 SF new construction retail/office suite
- Full white-box build-out — new restroom, office, and open layout
- Immediate occupancy for an owner-user

PROPERTY HIGHLIGHTS

- High-image building with excellent surrounding co-tenancy in an established center
- Excellent exposure and signage directly along W. 92nd Avenue
- Strong surrounding retail & residential base; ample surface parking

Market & Location

Westminster is one of the largest cities in the Denver metro area (Adams & Jefferson Counties) along the Front Range, offering a deep residential trade area, established commercial corridors, and convenient access to US-36. The subject sits in an established retail node fronting W. 92nd Avenue with strong traffic and visibility.

POPULATION (3-MI) ~140,000	HOUSEHOLDS (3-MI) ~55,000
AVG HH INCOME (3-MI) ~\$95,000	DAYTIME POP. (1-MI) ~18,000

Demographic estimates — verify with Esri/CoStar prior to distribution.

LOCATION HIGHLIGHTS

- Denver MSA — strong, growing Front Range market
- Established W. 92nd Avenue retail corridor · ±22,000 VPD
- Convenient access to US-36 Turnpike (~1 mi)
- Excellent co-tenancy: Advance Auto Parts, Brakes Plus, Discount Tire, Carrabba's & more

Property Photos



Subject Building & Meadow Pointe Pylon — 7465 W. 92nd Avenue



Subject Storefront (vacant end unit)



Discount Tire — W. 92nd Ave frontage



Brakes Plus Car Care Center



Carrabba's Italian Grill



Office / Retail — Treeline, State Farm & more



Meadow Pointe Center — corridor & Valvoline

Vicinity & Location Map



TRAFFIC & ACCESS

- W. 92nd Avenue — ±22,000 VPD frontage
- Wadsworth Blvd (SH-121) — ±45,000 VPD, adjacent arterial
- ~1 mile to US-36 (Denver–Boulder Turnpike), ±110,000 VPD

SURROUNDING USES

- Established Meadow Pointe retail center
- National co-tenancy & dense residential base
- Strong daily traffic & high visibility

Traffic counts are approximate and should be verified with CDOT OTIS prior to distribution.

Contact



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Offering Summary. ±3,120 SF new construction retail/office building at 7465 W. 92nd Avenue, Westminster, CO 80021, in the Meadow Pointe retail center, delivered white box for immediate owner-user occupancy. Offered at \$1,849,000. For additional details, please contact the listing broker.