



SPACE FOR LEASE

±1,464 - 3,324 Retail/Office/Medical Office

Westminster, Colorado

7535 W. 92nd Avenue • Westminster, CO 80021

NOW AVAILABLE

AVAILABLE SF	BASE RENT	NNN (EST.)
1,464 - 3,324 SF	Upon Request	\$9.76

SPACE HIGHLIGHTS

- 1,464-3,324 SF Inline retail
- Full office/medical office build out in excellent condition
- Well maintained center with easy ingress/egress

PROPERTY HIGHLIGHTS

- High image building with excellent co-tenancy (Advance Auto, Brakes Plus, Discount Tire, Carrabba's and more)
- Established Westminster shopping corridor with strong surrounding retail & residential base
- Excellent exposure and signage possibilities directly along 92nd Ave (> 22K VPD Est.)

SPACE OVERVIEW

PREMISES DETAILS

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

SITE PLAN



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
- Dense surrounding residential base
- Complementary co-tenancy & ample parking

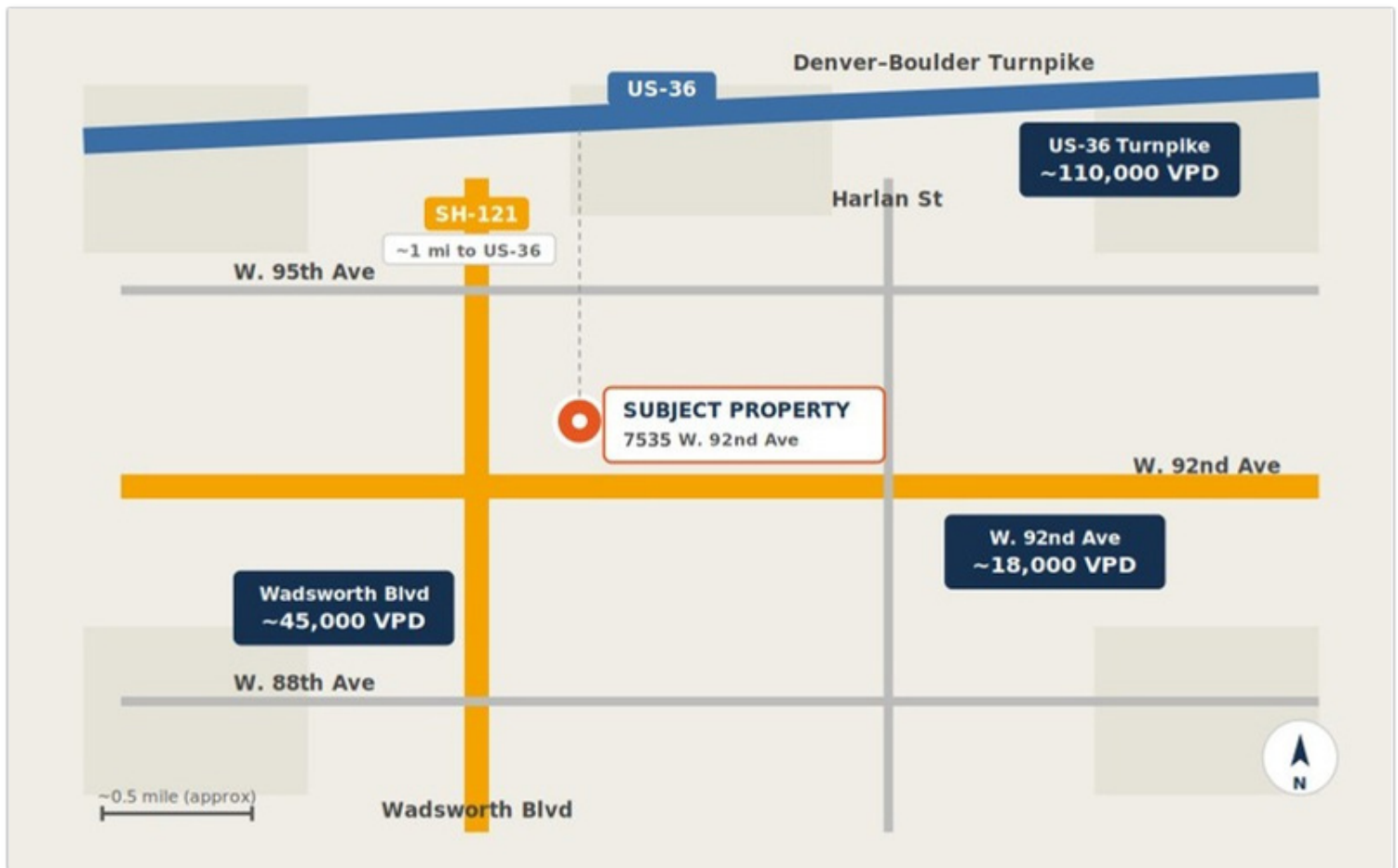
AREA DEMOGRAPHICS

AVG HH INCOME (3-MI)
~\$95,000

POPULATION (3-MI)
~140,000

HOUSEHOLDS (3-MI)
~55,000

DAYTIME POP. (1-MI)
~18,000

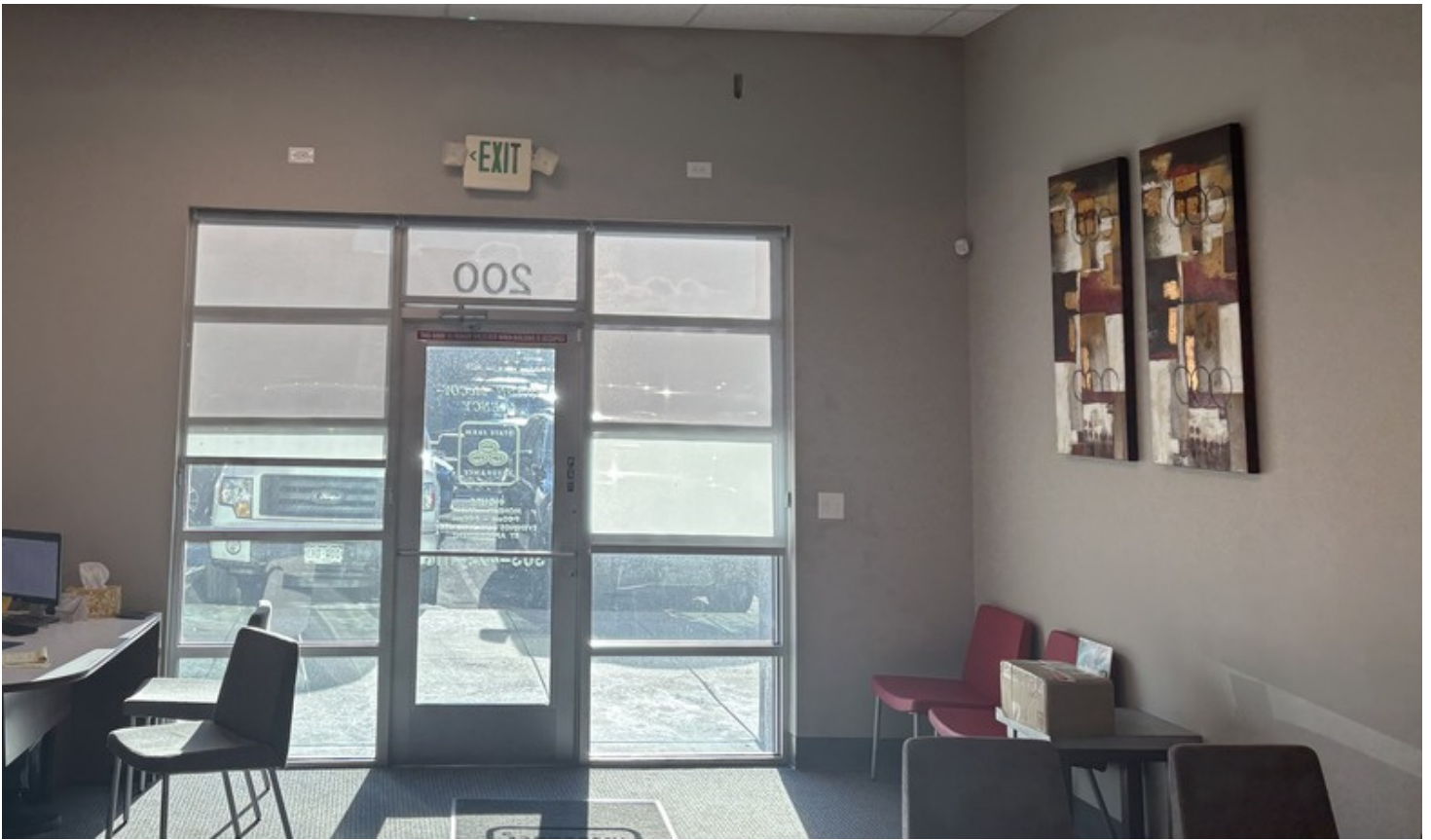


Location Map — Subject Property at W. 92nd Ave & Wadsworth Blvd corridor. Traffic counts (VPD) are approximate.

PROPERTY PHOTOS



PROPERTY PHOTOS



CONTACT



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For current rate, NNN estimates, and other details, please contact the leasing agent. Space is offered subject to availability and may be withdrawn or modified without notice.

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