

2335 W

112TH AVENUE

WESTMINSTER · CO

MEDICAL OFFICE SPACE FOR LEASE



navpoint
REAL ESTATE GROUP



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Property Overview

2335 WEST 112TH AVENUE

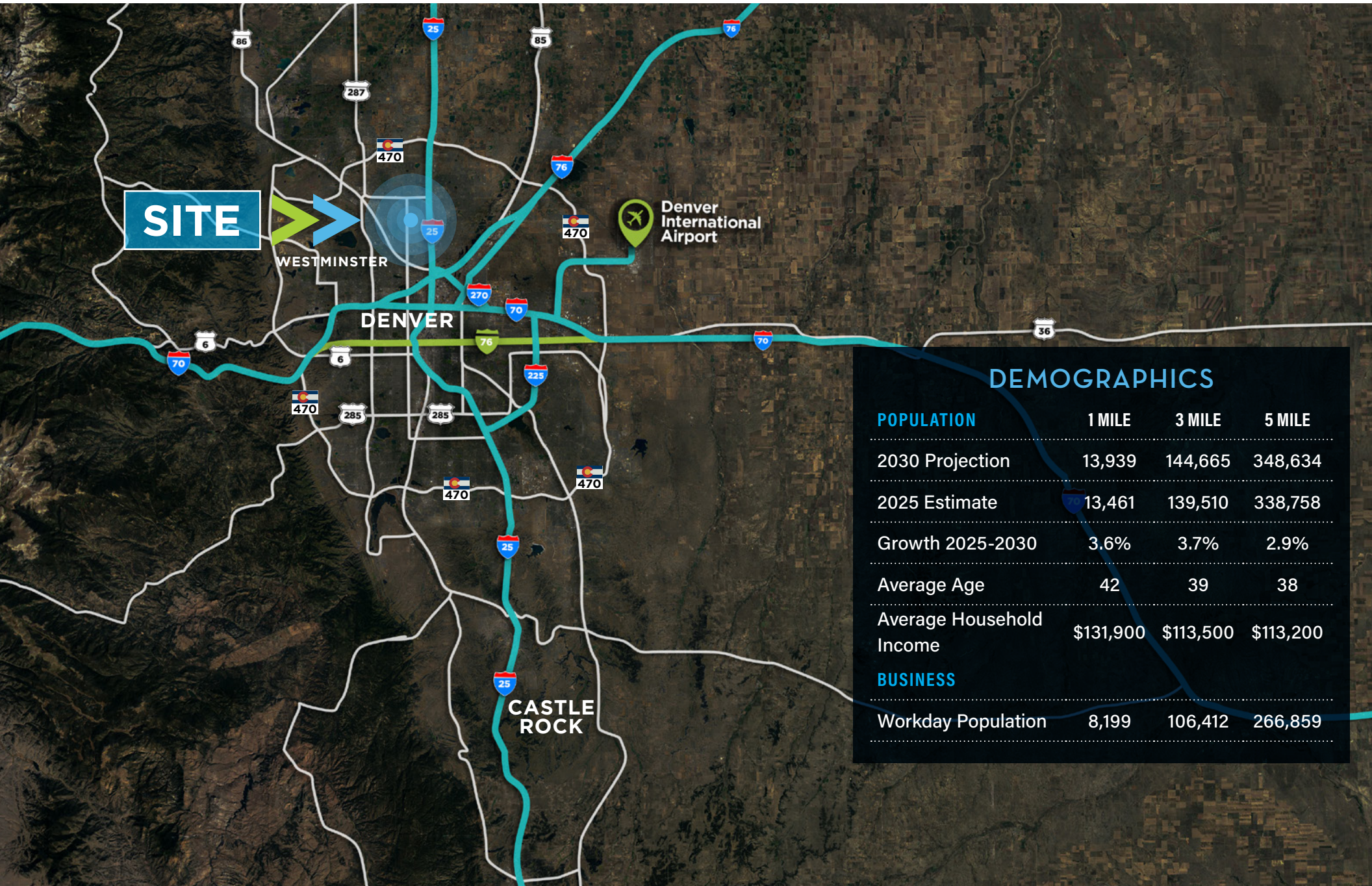
Property Address	2335 West 112th Avenue, Westminster, CO, 80234
Property Type	Medical Office
Building Size	+/-14,000 SF
Rental Rate	\$35.00/SF/NNN
Parking Ratio	5/1,000
Zoning	Westminster C-1 Commercial
Under Construction	2027
Parcel #	0171904313001

PROPERTY HIGHLIGHTS

- +/-14,000 SF Building, Demisable to +/-3,241 SF for tenants
- Delivery Expected Spring 2027
- 2 Story Medical Building Near 112th & Federal
- Offering Much Needed smaller Medical Space for Many Users
- High Density, High Demographics Location
- Significant Tenant Allowance Money Available



Location Overview



DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	13,939	144,665	348,634
2025 Estimate	13,461	139,510	338,758
Growth 2025-2030	3.6%	3.7%	2.9%
Average Age	42	39	38
Average Household Income	\$131,900	\$113,500	\$113,200
BUSINESS			
Workday Population	8,199	106,412	266,859

Nearby Retail

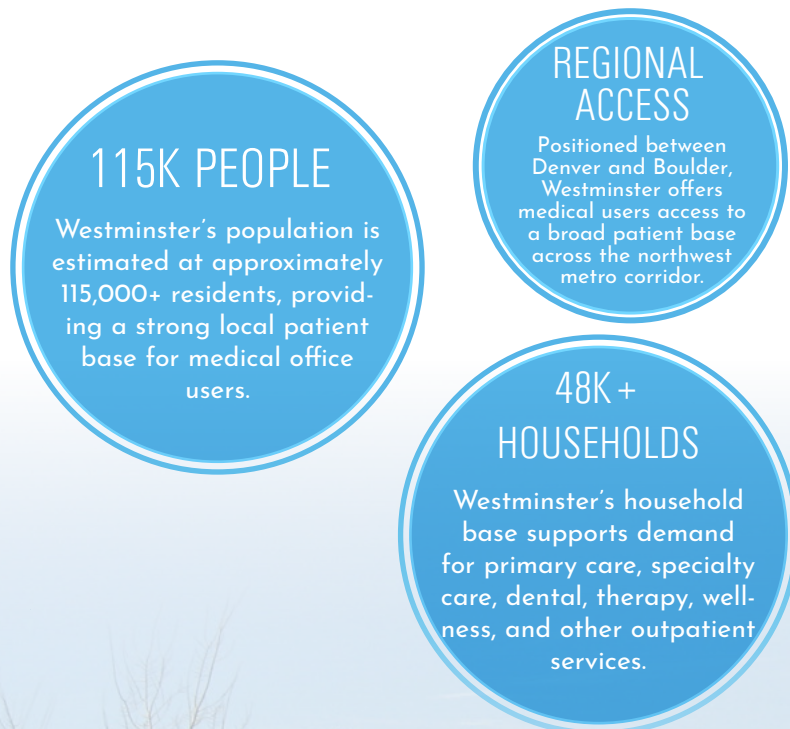


Market Overview

Why Choose Westminster?

Westminster is a highly accessible northwest Denver suburb positioned between Denver and Boulder, offering a strong location for medical office users seeking proximity to a large and established patient base. With a population of approximately 115,000+ residents, Westminster provides the density, household base, and regional connectivity needed to support healthcare, wellness, specialty medical, and outpatient service providers.

The city benefits from strong surrounding demographics, convenient access to major employment centers, and proximity to both Adams and Jefferson County populations. Westminster's established residential neighborhoods, aging household base, and continued demand for convenient outpatient care make it an attractive location for medical office tenants and healthcare-related businesses.



Strategic Location

- Located along the northwest Denver corridor, Westminster offers convenient access to US-36, I-25, Wadsworth Parkway, and nearby communities including Broomfield, Northglenn, Thornton, Arvada, and Federal Heights. This central positioning allows medical providers to draw from a broad regional patient base while remaining easily accessible to both Denver and Boulder-area residents.

Strong Patient Base

Westminster's population of more than 115,000 residents creates a substantial local patient pool for primary care, specialty care, dental, physical therapy, behavioral health, wellness, and outpatient medical services. The city also reports approximately 48,333 households and a median household income of about \$101,983, supporting continued demand for accessible, community-based healthcare services.

Major Demand Drivers

Westminster's medical office demand is supported by a large resident population, access to multiple surrounding communities, strong household density, and the continued preference for convenient outpatient care closer to where patients live. The city's location within the Denver metro area provides providers with access to both local residents and a wider regional referral base.

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