

Retail/Flex Space for Sale or Lease

7535 W 92ND AVE STE 500, WESTMINSTER, COLORADO 80021



Overview

High-image two-story retail/flex space totaling $\pm 2,500$ SF in a well-maintained commercial center along W. 92nd Ave. The suite features a built-out front reception area with waiting room, creating a professional and welcoming entry experience.

The space includes two restrooms, one equipped with a shower, and a 10' wide x 12' high rear roll-up door, allowing for convenient loading and flexible use. Retail frontage combined with rear access makes this an ideal layout for a variety of users.

Currently configured as a martial arts academy, the space is clean, functional, and easily adaptable for retail, showroom, fitness, or service-oriented businesses.

There is limited availability in this corridor and this is one of the best-positioned suites on the market. Contact Hoff & Leigh today to set up a showing!!!

Lease Rate Breakdown: $2,500\text{sf} \times \$22/\text{sf}/\text{yr} + \$10.70/\text{sf}/\text{yr} = \$6,812.50/\text{month}$

Highlights

- Clean Flex/Retail Condo
- 10'w x 12'h Roll Up Door
- Two Bathrooms, 1 Shower
- High Visibility Commercial/Retail Corridor

Property Details

Sales Price

- \$750,000

Lease Rate

- ~~\$29.46 SF/YR (NNN)~~
\$22.00 SF/YR (NNN)

Zoning

- C-1

Space Available

- 2,500 SF

Lot Size

- 1.06 Acres

Rev: July 7, 2026

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



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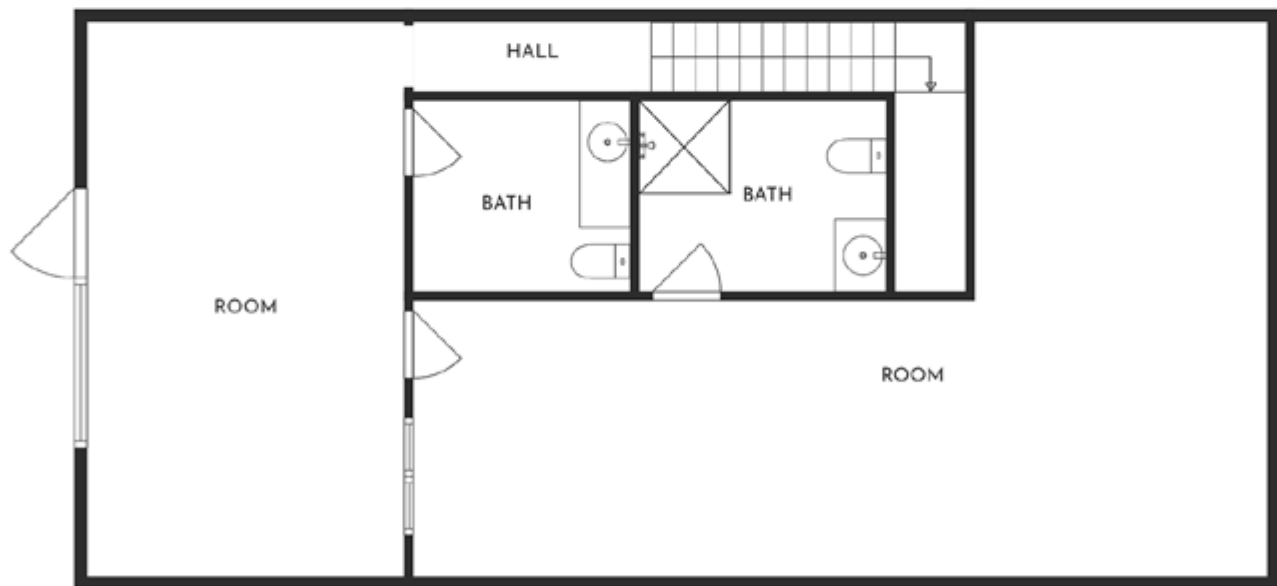
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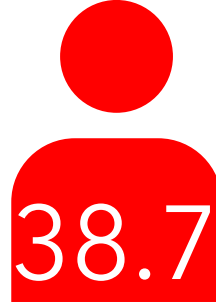
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DEMOGRAPHICS



109,666
Population



38.7
Median Age



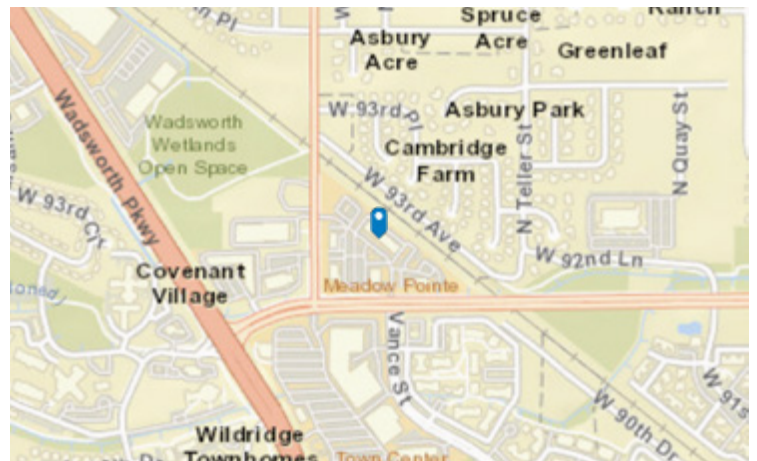
2.5
Average
Household Size



\$105,313
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
W 92nd Ave	6,843	0.1
W 96th Ave	9,405	0.1
Vance St	22,665	0.1
Ingalls St	24,442	0.2
Wadsworth Pkwy	25,028	0.2



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