



SPACE FOR LEASE

±3,120 SF New Construction Retail/Office

Westminster, Colorado

7465 W. 92nd Avenue · Westminster, CO 80021

NOW AVAILABLE

AVAILABLE SF

±3,120

BASE RENT

**Upon
Request**

NNN (EST.)

\$7.00

SPACE HIGHLIGHTS

- ±3,120 SF new construction retail suite
- Full build out including new restroom, office and open layout
- Immediate occupancy

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)

SPACE OVERVIEW

PREMISES DETAILS

Address	7465 W. 92nd Avenue
City / State	Westminster, CO 80021
Property Type	Multi-Tenant Shopping
Available Suite	Center ±3,120 Rentable SF
Condition	New
Marketed Use	Retail / Office / Med Office
Frontage	W. 92nd Avenue
Signage	Storefront + Pylon Common-
Parking	Surface

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)

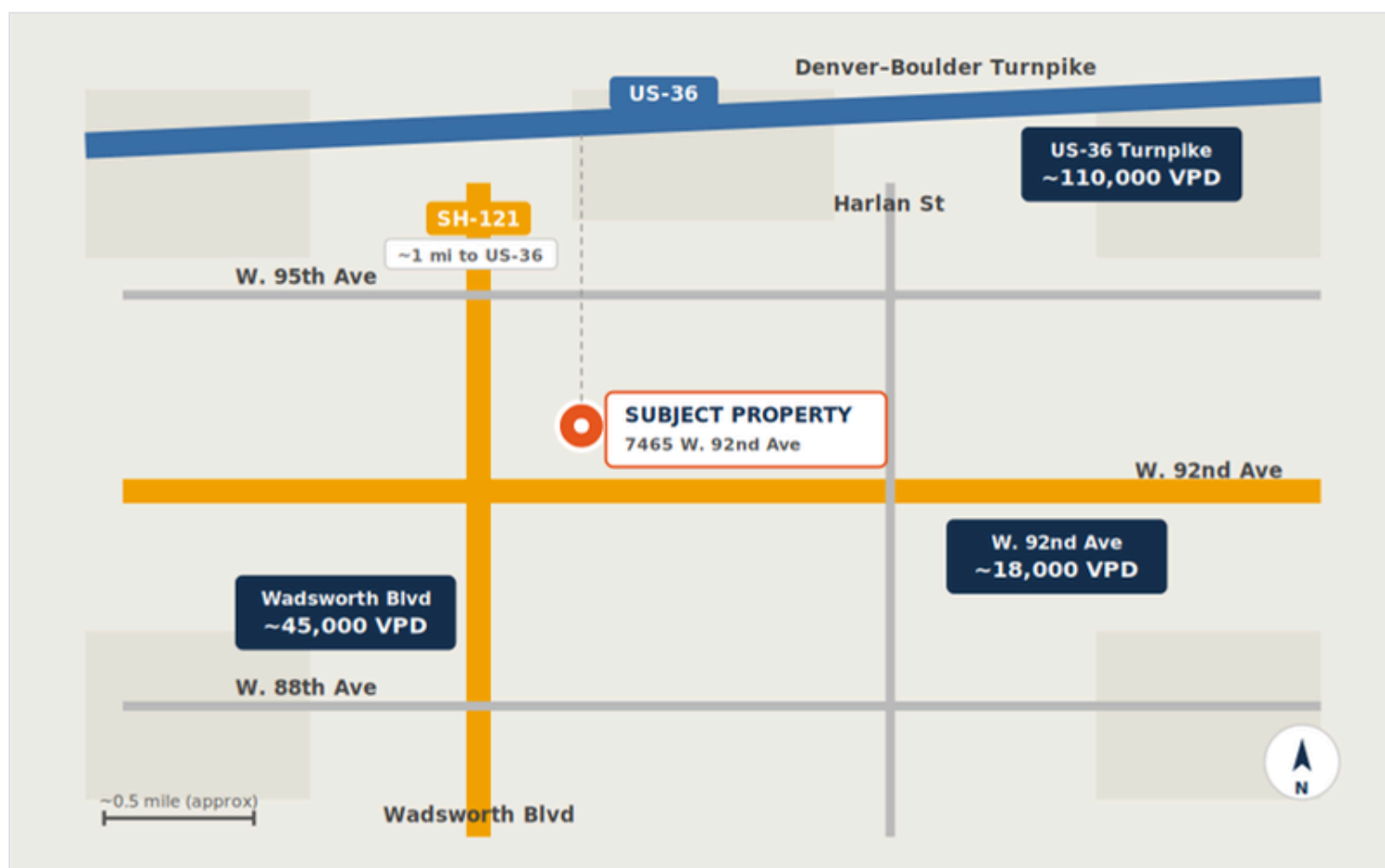
~140,000

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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