



LEASE RATES: NEGOTIABLE

11031 SHERIDAN BOULEVARD

WESTMINSTER, COLORADO

PROPERTY DESCRIPTION:

Building Type:	Office/Retail
Building Size:	27,287 SF (County)
Parking:	127 surface spaces (4.65 per 1,000 SF)
Zoning:	PUD
County:	Jefferson

PROPERTY FEATURES:

- **Approx. 396 - 4,019 contiguous SF available**
- Attractive TI incentives
- Build to suit
- Adjacent to Big Dry Creek Open Space with immediate access to trail system and great mountain views
- Sheridan Blvd frontage (over 38,000 vehicles per day) with direct access from both northbound and southbound traffic

For more information, please contact:

DALLAS SANDBERG

Senior Advisor

303.407.9781

DSandberg@PinnacleREA.com

Pinnacle Real Estate Advisors, LLC
1 Broadway #A300, Denver, CO 80203
303.962.9555 | www.PinnacleREA.com

BRADFORD PECH, SIOR

Senior Director

303.504.3444

BradPech@Gmail.com

**PARKING:
4.65 PER
1,000 SF**

VACANT
First Floor
396 - 1,438 SF

VACANT
First Floor
4,019 SF

**BIG DRY CREEK
OPEN SPACE**

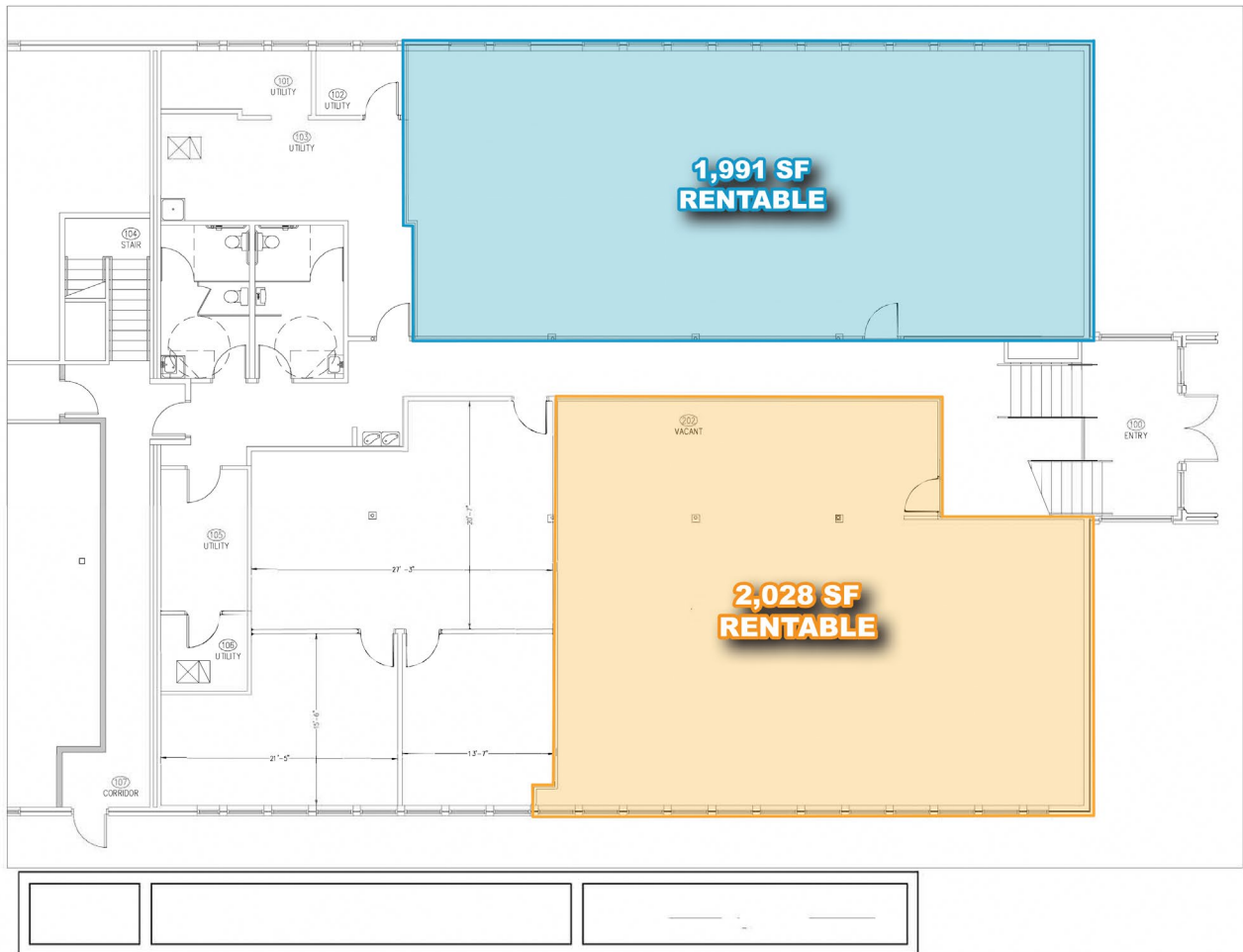
SHERIDAN BOULEVARD (38,706 VPD)

N



UP TO 4,019 SF OF SPACE AVAILABLE

Build-To-Suit Available
Price Negotiable



396 - 1,438 SF OF SPACE AVAILABLE

Price Negotiable





WESTMINSTER, CO

MARKET OVERVIEW

Westminster is a northwest suburb of Denver located in Adams and Jefferson County, known for its family-friendly atmosphere and access to nature. The city offers an extensive network of parks, trails, and open space, along with convenient proximity to major highways and RTD public transportation. Residents enjoy easy commutes into Denver while being close to scenic areas like Standley Lake and the Rocky Mountain foothills, making Westminster a great balance of suburban comfort and outdoor living.

115,302
 POPULATION (2025)

\$96,145
 AVERAGE HHI

37
 MEDIAN AGE



TOTAL POPULATION

1 MILE	10,391
3 MILE	102,629
5 MILE	272,977



AVG HH INCOME

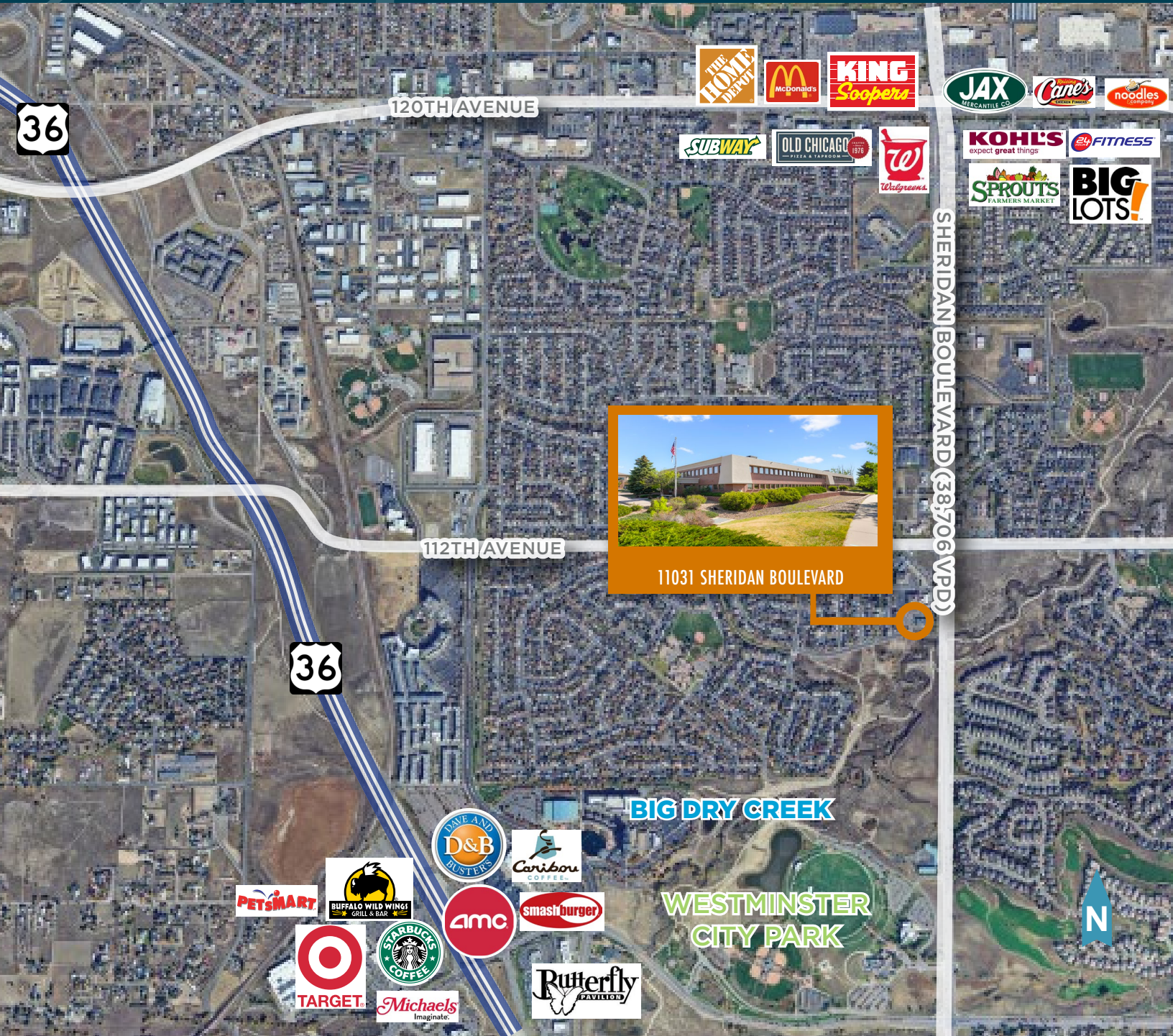
1 MILE	\$102,422
3 MILE	\$84,574
5 MILE	\$74,767,193



TOTAL HOUSEHOLDS

1 MILE	3,808
3 MILE	39,235
5 MILE	104,185





For more information, please contact:

DALLAS SANDBERG

Senior Advisor

303.407.9781

DSandberg@PinnacleREA.com

BRADFORD PECH, SIOR

Senior Director

303.504.3444

BradPech@Gmail.com

Pinnacle Real Estate Advisors, LLC

One Broadway Ste A300 | Denver, Colorado 80203 | 303.962.9555 | www.PinnacleREA.com