

RETAIL AT ASPIRE & ASCENT

RETAIL SUITES FOR LEASE
DOWNTOWN WESTMINSTER

5850 W. Central Ave & 8860 Westminster Blvd // Westminster, CO 80031





Where Retail Lives

Aspire and Ascent are two mixed-use buildings within a thoughtfully planned community in Downtown Westminster, offering prime retail space directly beneath 481 modern residences. Located just 11 miles from Denver, this walkable district provides retailers with strong visibility, a built-in customer base, and abundant free parking for residents and visitors. The community also features regularly activated common areas with a variety of events that draw foot traffic and foster engagement—creating a lively, connected environment where retail can thrive.



FAMILY-FRIENDLY PLAY & DOG PARK COMING SOON



STEPS FROM ALAMO DRAFTHOUSE CINEMA



FREE 4-HR PUBLIC PARKING

Garage: 885 spaces

Surface Lot North: 336 spaces (7 accessible)

Surface Lot South: 176 spaces (6 accessible)

aspire

ASCENT

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CURRENT TENANTS AT

CURRENT TENANTS AT

aspire

ASCENT

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INKS & DRINKS

TAP & BURGER



SHERMAN ASSOCIATES

Vatos
tacos & tequila

MADABOLIC

RED LOTUS

SWEET BLOOM
COFFEE ROASTERS

Edward Jones



X NAIL SPA

Available retail spaces: ±1,975 – 2,955 SF

Available retail spaces: ±2,064 – 2,457 SF

Your Store

Their Neighborhood

With over 50,000 SF of ground-floor retail at Aspire and Ascent, your store becomes part of a vibrant community. Surrounded by residents living just above and connected to the Westminster neighborhood, these spaces offer steady foot traffic and built-in customers.

ASCENT

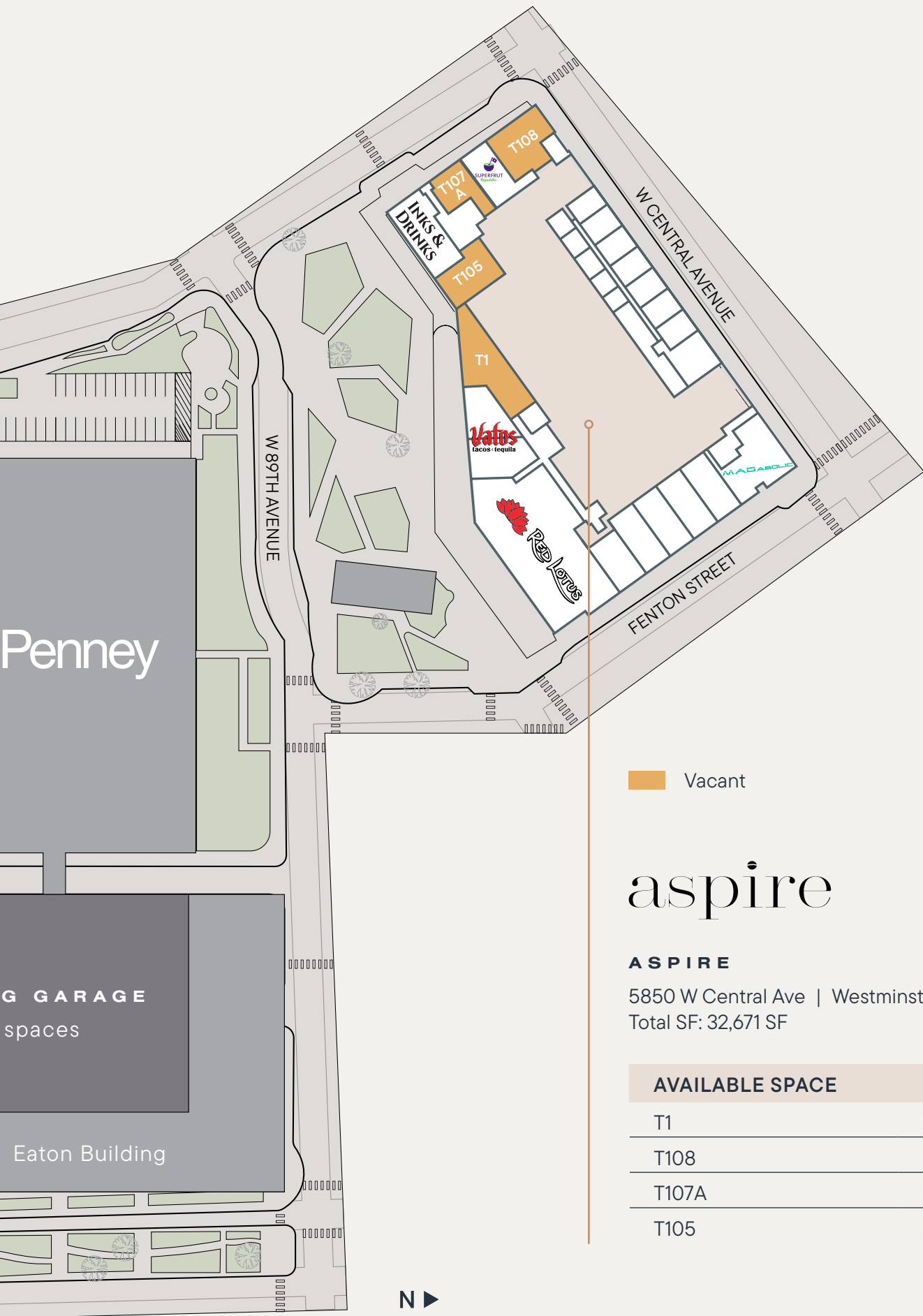
DT • WESTMINSTER • CO

ASCENT
 8860 Westminster Blvd,
 Westminster, CO 80031
 Total SF: 21,747 SF

AVAILABLE SPACE	RSF
T104	2,380
T102	2,000

 Vacant





Vacant

aspire

ASPIRE

5850 W Central Ave | Westminster, CO 80031
 Total SF: 32,671 SF

AVAILABLE SPACE	RSF
T1	2,955
T108	2,566
T107A	1,975
T105	2,147



Availabilities at Aspire

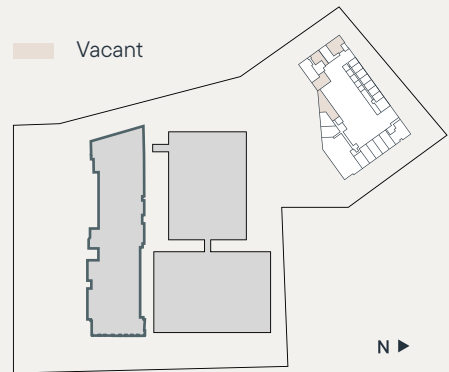
aspire

Lease Rate: \$28.00/SF NNN (\$18.39/SF expenses)

GROUND LEVEL

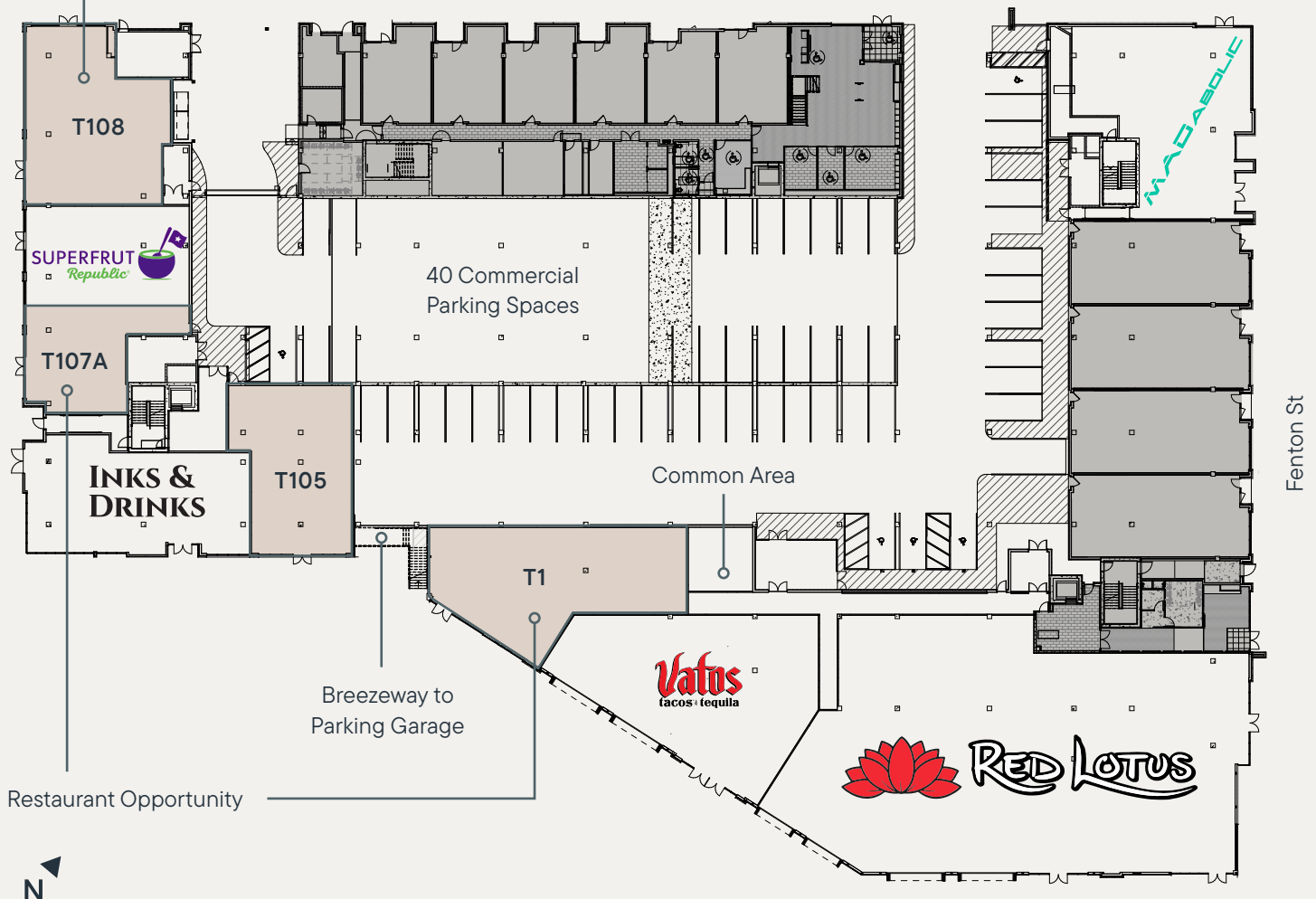
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AVAILABLE SPACE	RSF
T1	2,955
T108	2,566
T107A	1,975
T105	2,147



Restaurant Opportunity

W Central Ave



Restaurant Opportunity

Fenton St





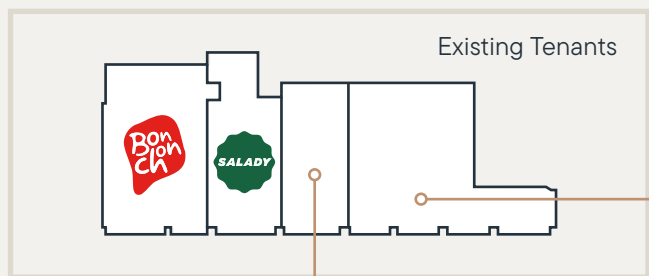
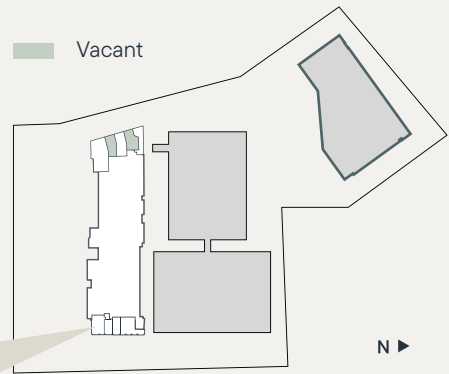
Availabilities at Ascent

Lease Rate: \$28.00/SF NNN (\$11.09/SF expenses)

GROUND LEVEL

8860 Westminster Blvd | Westminster, CO 80031

AVAILABLE SPACE	RSF
T104	2,380
T102	2,000





Join an Established Scene

Step into a neighborhood where retail is already thriving. From popular cafés and restaurants to everyday essentials, this area is anchored by beloved local businesses and national brands alike. Your store will join a proven mix of destinations that keep residents and visitors coming back again and again.

- Developed Sites
- Available Sites
- PSA or Developer Agreement
- Parks

1. Olive Garden
 2. Ascent Westminster Apartments
 - a. Bonchon
 - b. Edward Jones (Kim Winn & Matte Simmons)
 - c. Salady
 - d. Sherman Associates Regional Office
 - e. Sweet Bloom Coffee
 - f. Tap & Burger
 - g. Westminster Chamber of Commerce
 - h. X Nails Spa
 3. Eaton Street Apartments
 - a. 100% Chiropractic
 - b. Hope Pediatric Dentistry
 - c. Lash & Company MedSpa
 - d. PetVet 365 Westminster
 4. JC Penny
 5. Origin Hotel
 - a. Famille Restaurant
 - b. Lyft24
 6. Alamo Draffhouse
 - a. Pandora's Box
 - b. Lyft24 Westminster
 7. Aspire Westminster Apartments
 - a. Inks & Drinks
 - b. Madabolic Westminster
 - c. Superfruit Republic
 - d. Vato's Tacos
 - e. Red Lotus (*Coming Soon*)
 8. Westminster Row
 - a. Bluebird Family Dentistry
 - b. Central Bank
 9. WYND
 10. Woonerf Residences
 11. Townhomes on Harlan St.
 12. Bowlero Westminster
 13. 92nd Ave Residences
 14. McMurtrey Endodontics
- P - Public Parking



W 92ND PL

W 92ND AVE

36

PLAZA
NORTHWEST

13

W 91ST PL

12

14

FUTURE
EAST PARK

HARLAN ST

WESTMINSTER BLVD

W 90TH AVE

EATON ST

aspire

10

11

9

8

FENTON ST

CENTER PARK
(COMING SPRING 2026)

7

PARK PLACE

CENTRAL SQUARE

CENTRAL AVE

6

W 89TH AVE

BENTON ST

RE SHOPPES

5

4

3

P

2

1

FUTURE SOUTH PARK

FUTURE SOUTH PARK

W 88TH AVE

ASCENT

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APPLIANCE
OUTLETSTORE

WESTMINSTER
VILLAGE

BNSF RAILWAY



Community Snapshot: Westminster

Downtown Westminster is alive with energy, where commuters, residents, and professionals intersect daily. Just off US-36, Retail at A&A sits at the gateway to a thriving hub surrounded by walkable streets, new mixed-use developments, and easy regional access. Nearly 19,000 people live within a mile, with more than a million just a short drive away, bringing a constant flow of shoppers, diners, and visitors. With strong household incomes and a growing daytime population, this vibrant community is primed to support businesses that want to be at the center of it all.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Population (2025)	18,923	326,430	1,029,384
Average Household Income (2025)	\$109,171	\$120,273	\$134,456
Daytime Population (2025)	16,256	288,835	1,112,658
Median Age (2025)	35.7	37.7	36.8

TRAFFIC COUNTS

LOCATION	VEHICLES / DAY
US-36 / Denver Blvd Turnpike (near Westminster Blvd)	50,000–100,000+
Sheridan Blvd @ 88th Ave	48,884
92nd Ave (near Central Ave)	26,000
Central Ave (Solaire Shoppes)	15,448

BROOMFIELD

NORTHGLENN

ASCENT
aspire

THORNTON

FEDERAL
HEIGHTS



WESTMINSTER

25

25

36

6

BERKLEY

COMMERCE
CITY

ARVADA

270

70

70

WHEAT
RIDGE

DENVER

RETAIL AT ASPIRE & ASCENT

aspiredtwm.com

ascentwm.com

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