

## TRADE AREA DEMOGRAPHICS

|                   | 1 Mile    | 3 Mile    | 5 Mile    |
|-------------------|-----------|-----------|-----------|
| Population        | 17,506    | 140,033   | 324,564   |
| Average HH Income | \$108,051 | \$117,462 | \$119,431 |
| Businesses        | 781       | 4,969     | 13,805    |
| Employees         | 7,197     | 39,501    | 117,294   |

Source: Applied Geographic Solutions, 2025 Estimates

## TRAFFIC COUNTS

|                                   |                  |
|-----------------------------------|------------------|
| On 88th Ave west of Pierce Street | 21,327 Cars/day  |
| On Hwy 36 north of 88th Avenue    | 93,044 Cars/day  |
| On Hwy 36 south of 88th Avenue    | 124,569 Cars/day |

Source: CDOT 2025

# SPACES AVAILABLE FOR LEASE EATON STREET RETAIL

8877 EATON ST. - WESTMINSTER, CO

**1**

**OPENING Q4 2025**  
VH Vertical, LLC  
200 Active Adult Units/15k s.f. retail

**3**

**FUTURE TOWNHOMES & CONDOMINIUMS**  
Downtown Westminister Residences

**5**

**OPEN**  
Townhomes on Harlan  
34-townhomes

**7**

**KOELBEL**

**DOWNTOWN WESTMINSTER**

**2**

**OPEN**  
Aspire Westminister  
226 units/38k s.f. retail

**4**

**OPEN**  
Origin Hotel  
125-room boutique hotel/15k s.f. retail

**6**

**OPEN**  
Alamo Drafthouse  
9-screen theater/restaurant

**8**

**OPEN**  
Westminister Row  
274 units/17k s.f. retail

**9**

**OPEN**  
Ascent Westminister  
255 units/22k s.f. retail

**10**

**OPEN**  
8877 Eaton  
118 units/27k s.f. retail

**11**

**OPENING Q2 2025**  
Center Park  
2.9 acres



- New restaurant and retail space for lease in Downtown Westminister.
- Join tenants: Alamo Drafthouse, Bonchon, Tap & Burger, Origin Hotel, Lash + Company, 100% Chiropractic, PetVet 365, and Pediatric Dental.
- Future commercial development and projects adjacent to free 4 hour customer parking garage.
- City-wide events year round at Center Park (Fall Harvest Festival, Craft Beer Fest, Movies in the Park).

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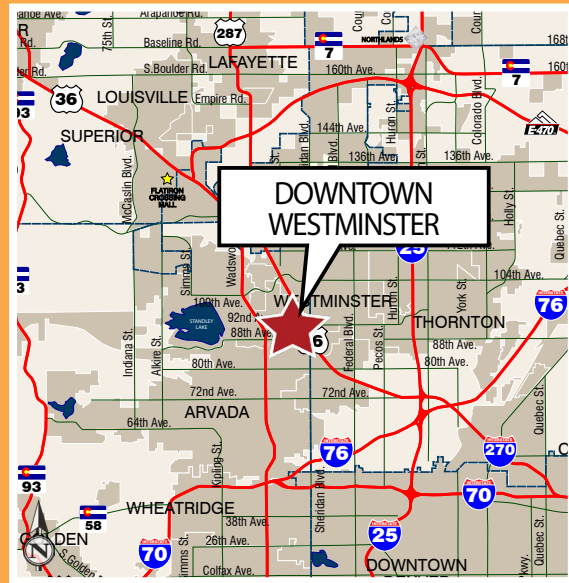
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