

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 St	21,327 CPD
On Hwy 36 north of 88th Ave	93,044 CPD
On Hwy 36 south of 88th Ave	124,569 CPD

Source: CDOT 2025



AVAILABLE FOR LEASE

# WESTMINSTER ROW

8980 WESTMINSTER BLVD, WESTMINSTER, CO



## PROPERTY HIGHLIGHTS

- Retail spaces available 1,395 SF - 4,536 SF
- HVAC, grease trap, and electrical ready for Restaurant use!
- Great patio opportunity - kitty corner to Center Park!
- Surface Parking adjacent - 4 hours free!
- Center Park opens summer 2025! Year round activities!



DAVID  
HICKS  
LAMPERT

[CLICK HERE FOR  
BROKER DISCLOSURE](#)

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AVAILABLE FOR LEASE

# WESTMINSTER ROW

8980 WESTMINSTER BLVD, WESTMINSTER, CO

15-ton HVAC  
(1 ton per 281 SF) 200 amp

CAN BE COMBINED

10-ton HVAC  
(1 ton per 200 SF) 400 amp

15-ton HVAC  
(1 ton per 201 SF) 400 amp

CAN BE COMBINED

5-ton HVAC  
(1 ton per 306 SF) 200 amp

AVAILABLE  
Unit 8996  
1,395 SF

AVAILABLE  
Unit 8990  
2,008 SF

AVAILABLE  
Unit 8970  
3,013 SF

AVAILABLE  
Unit 8966  
1,529 SF

BLUEBIRD  
FAMILY DENTISTRY

Central Bank

10-ton HVAC  
(1 ton per 207 SF) 400 amp

AVAILABLE  
5815 Central Ave  
2,074 SF

WESTMINSTER ROW

92nd Ave

W 91ST WAY

WESTMINSTER BLVD

Bowlero

aspire

SUPERFRUIT Republic

Vafos

MADABOLIC

Future East Park

CENTER PARK

Center Park (Coming Spring 2026)

EATON STREET APARTMENTS

100% chiropractic

DET VET 365

LASH + COMPANY beauty simplified

hope PEDIATRIC DENTISTRY

ALAMO DRAFTHOUSE CINEMA

Central Square

W 89TH

ORIGIN WESTMINSTER HOTEL FAMILLE

JCPenney

ASCENT DT • WESTMINSTER • CO

TAP & BURGER

Edward Jones

Bon Clon

SWEET BLOOM COFFEE ROASTERS

Olive Garden ITALIAN KITCHEN

Future South Park

88th Ave

21,327 CPD

124,569 CPD

36

Sheridan Blvd

SIGNAGE

SIGNAGE

BLUEBIRD FAMILY DENTISTRY

Central Bank

CENTER PARK

The information contained herein was obtained from sources deemed reliable. David, Hicks and Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.

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