



# ARBOR VILLAGE

## PHASE II

7270 - 7430 West 88th Avenue  
Westminster, CO 80021

Frontage & access  
to West 88th Avenue

Near NEW  
Downtown  
Westminster

Next to strong  
national and  
regional tenants

RETAIL SPACE FOR LEASE | 1,210 - 7,488 SF

CALL AGENT  
FOR RATE

### DEMOGRAPHICS



#### POPULATION

1 mile	17,105
3 mile	116,057
5 mile	309,724



#### HOUSEHOLD INCOME

1 mile	\$64,187
3 mile	\$72,705
5 mile	\$68,775



#### DAYTIME EMPLOYEES

1 mile	6,432
3 mile	31,157
5 mile	97,273



#### TRAFFIC COUNTS

WADSWORTH BLVD @ WEST  
88TH AVE (NORTH & SOUTH BOUND)-  
91,642 VPD (2018, MPSI)



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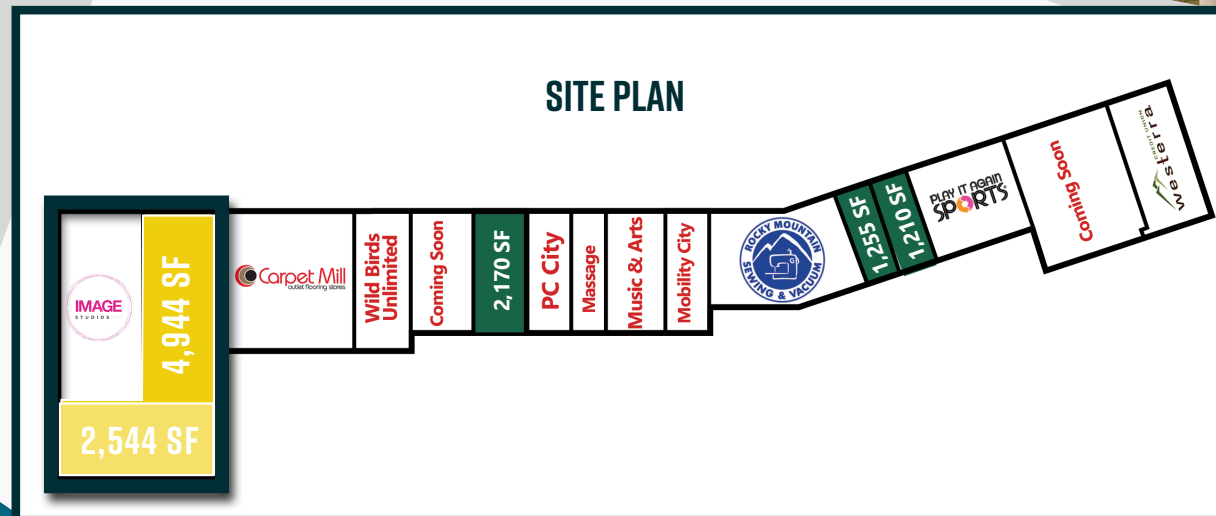
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# ARBOR VILLAGE PHASE II

# HIGHLY VISIBLE MONUMENT SIGNAGE ON BUSY 88TH AVENUE



REMAINING END-CAP SPACE CAN BE CONFIGURED MULTIPLE WAYS, CONTACT BROKER FOR MORE INFORMATION!



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