

ROCKY MOUNTAIN SHOPPING CENTER

8657-8785 SHERIDAN BLVD.
WESTMINSTER, CO 80003

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RETAIL SPACE FOR LEASE



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4643 SOUTH ULSTER STREET | SUITE 1000 | DENVER, CO 80237



SITE PLAN



BUILDING INFORMATION

Available	960 SF – 5,360 SF
Lease Rate	Contact Broker
NNN	Bldg. A - \$7.76/SF
	Bldg. B - \$5.04/SF
	Bldg. C - \$6.69/SF

DEMOGRAPHICS

AVERAGE HH INCOME

1 MILE	3 MILES	5 MILES
\$68,570	\$74,101	\$78,070

POPULATION

1 MILE	3 MILES	5 MILES
15,858	152,302	333,096

DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
13,227	107,919	259,352

BUSINESSES

1 MILE	3 MILES	5 MILES
708	3,589	10,042

Source: ESRI, 2017 Estimates

TRAFFIC COUNTS

Sheridan Boulevard at US 36:	53,789 VPD
Sheridan Boulevard South of 88th Avenue:	45,699 VPD
88th Avenue West of Sheridan Boulevard:	21,173 VPD

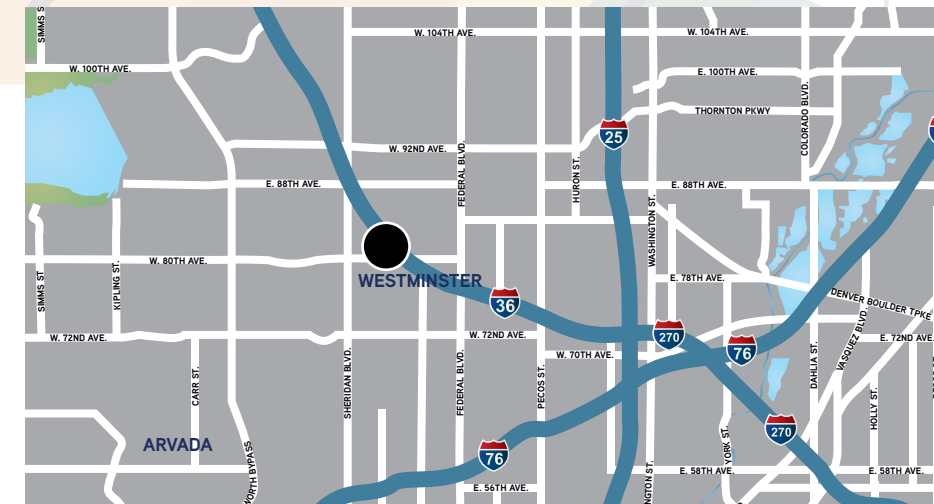
Source: MPSI, 2016 Estimates



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LOCATION



- Immediately to the North is the former Westminster Mall, a 100 acre high density mixed-use redevelopment project. The site will include approximately 2,500 residential units, 900,000 - 1,000,000 SF of office space and 1,125,000 SF of retail.
- RTD has planned for the north commuter rail line to stop adjacent to the redevelopment making it a Transit Oriented Development (TOD).
- Strong regional retail trade area surrounded by tenants such as Guitar Center, Harbor Freight Tools, Whole Foods, Home Depot, Lowes, JCPenney, Wal-Mart Supercenter and Best Buy.

