

8657-8785 Sheridan Blvd. Westminster, CO 80003



# ROCKY MOUNTAIN SHOPPING CENTER

8657-8785 Sheridan Blvd.  
Westminster, CO 80003



**2,255 SF RETAIL SPACE  
PAD SITE WITH DRIVE-THRU**  
FOR LEASE



**KINSEY & COMPANY**  
COMMERCIAL REAL ESTATE

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## Availability Information

- SF Available: 2,255 SF
- Pad Site: 2,200 SF Drive-Thru
- Rental Rates: Contact Broker

## Traffic Counts

- Sheridan Boulevard: 50,191 VPD
- 88th Avenue: 23,784 VPD
- MPSI 2020 and DROG 2017 Estimates

## Highlights

- Directly across from new Downtown Westminster redevelopment!
- High visibility end cap available
- Proposed Drive-Thru opportunity along 88th Avenue
- Busy shopping center with mix of local, regional and national tenants



## Demographics

	1 Mile	3 Miles	5 Miles
<b>Population</b>	16,408	149,198	335,768
<b>Average Household Income</b>	\$87,775	\$90,968	\$95,729
<b>Daytime Population</b>	6,356	34,015	112,082

Source: CoStar



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## Site Plan

