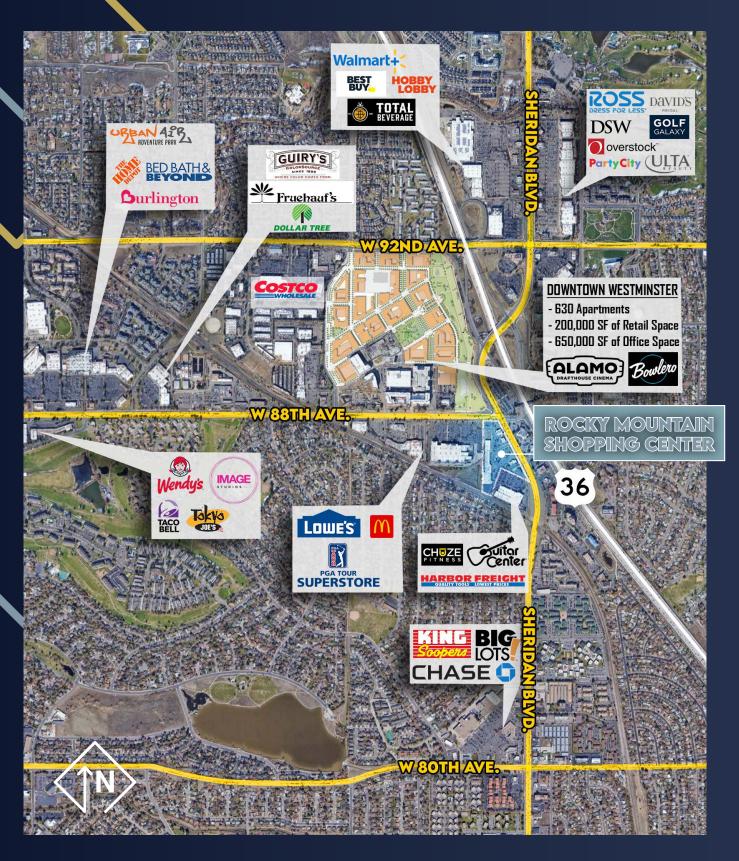
8657-8785 Sheridan Blvd. Westminster, CO 80003



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ROCKY MOUNTAIN SHOPPING CENTER

8657-8785 Sheridan Blvd. Westminster, CO 80003

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



Site Plan

88TH AVE. - 24,569 VPD

Demographics

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

Source: CoStar



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