



WESTFIELD VILLAGE SHOPPING CENTER

Office DEPOT TOTV BEVERAGE WHOLE FOODS BEST BUY

OUTBACK STEAKHOUSE Walmart

WESTMINSTER CITY CENTER

DAVID'S BRIDAL JO-ANN Gordmans

DSW PartyCity

BARNES & NOBLE BOOKSELLERS BABIES R US

TOWN CENTER AT BROOKHILL

Black-eyed Pea 1STBANK

BED BATH & BEYOND Burlington chilis

West 92nd Avenue

WESTMINSTER MALL REDEVELOPMENT

West 88th Avenue

PROPOSED WESTMINSTER LIGHT RAIL STATION

SITE

LOWE'S



ROCKY MOUNTAIN SHOPPING CENTER

8657-8785 SHERIDAN BLVD.
WESTMINSTER, CO 80003

Jason F. Kinsey
303 283 4598
jason.kinsey@colliers.com

Brady Kinsey
720 833 4618
brady.kinsey@colliers.com



SAFeway

9 goodwill

PARR ELEMENTARY
389 STUDENTS

KING SQUARE CENTER

KING SOUSAPASTA 24 FITNESS

BIG LOTS! 7-Eleven

West 80th Avenue

Wadsworth Boulevard

HACKBERRY HILL ELEMENTARY
457 STUDENTS

NORTHRIDGE SHOPPING CENTER

TARGET Chick-fil-A HOBBY LOBBY

KNEADERS Firestone

NORTH ARVADA MIDDLE SCHOOL
416 Students

West 72nd Avenue

Walmart

Save money. Live better.

RETAIL SPACE FOR LEASE



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



BUILDING INFORMATION

Available	960 SF – 5,360 SF
Lease Rate	Contact Broker
NNN	\$6.58/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

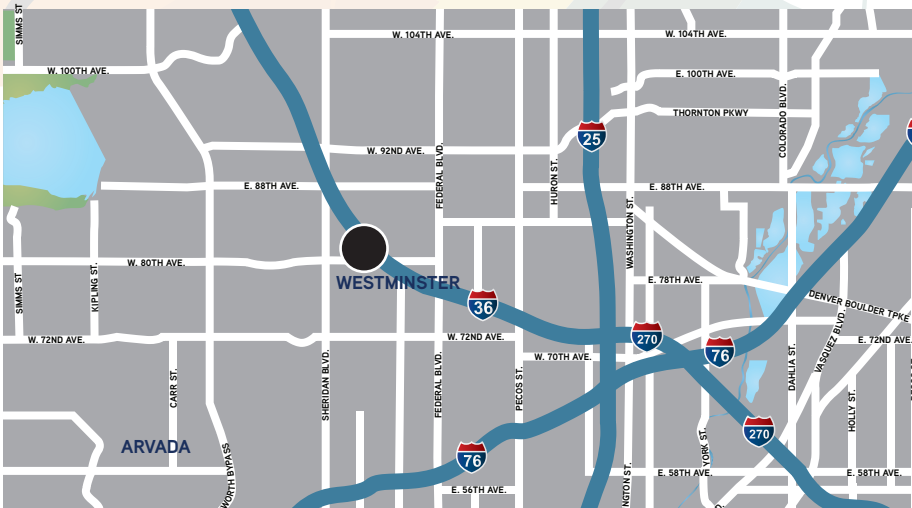
Source: MPSI, 2016 Estimates



ROCKY MOUNTAIN SHOPPING CENTER

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WESTMINSTER, CO 80003

LOCATION



- Immediately to the North is the former Westminister 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.

