

## ROCKY MOUNTAIN SHOPPING CENTER

8787 SHERIDAN BLVD.  
WESTMINSTER, CO 80003

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5,360 SF Freestanding  
Building Slated for  
Complete Remodel

Across the Street  
from New Downtown  
Westminster  
Development

Excellent Visibility  
from both Sheridan  
and 88th Avenue

Ideal Uses:  
Restaurant  
Medical  
Retail

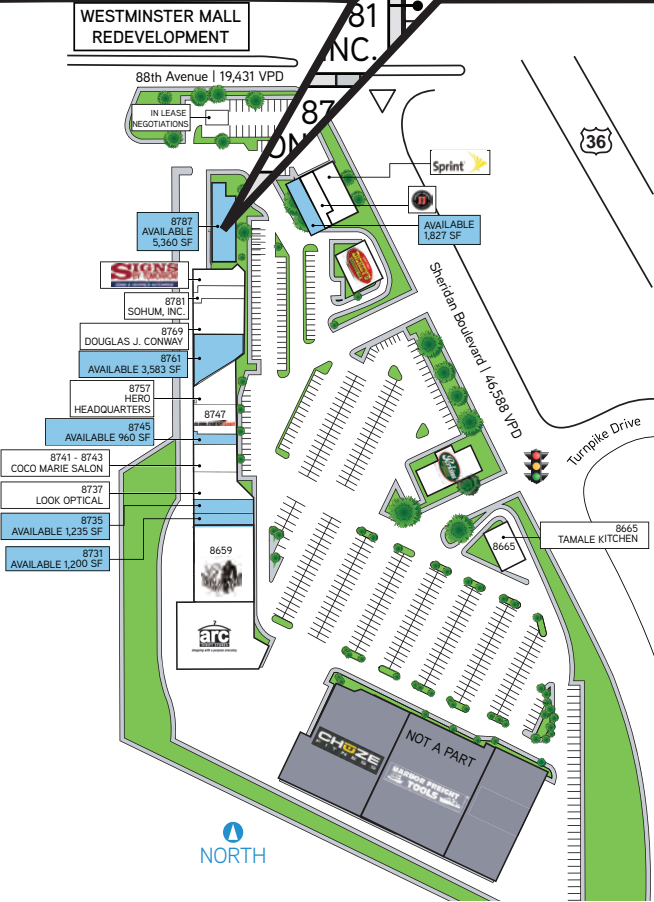
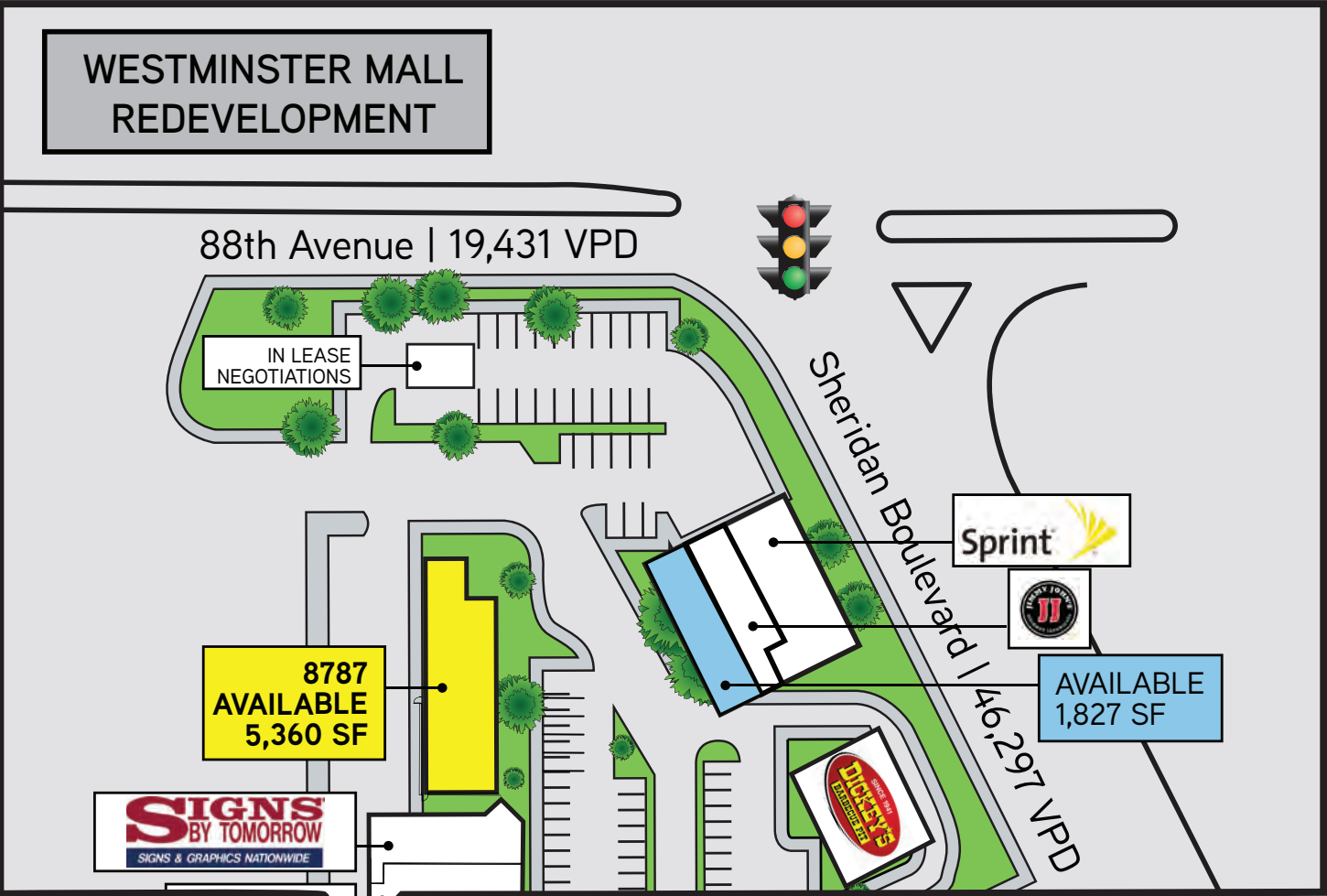
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SITE PLAN



BUILDING INFORMATION

Available 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

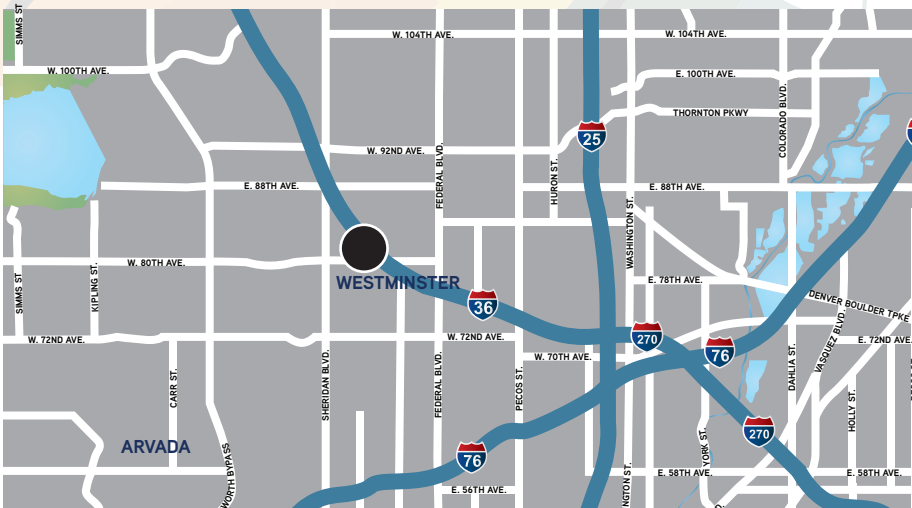
Source: MPSI, 2016 Estimates



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LOCATION



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