



WESTMINSTER CITY CENTER

DAVID'S BRIDAL JO-ANN *experience the creativity* Gordmans *inspiring inspiration*

DSW PartyCity

BARNES & NOBLE BOOKSELLERS BABIES R US

WESTFIELD VILLAGE SHOPPING CENTER

Office DEPOT TOTOL BEVERAGE WHOLE FOODS BEST BUY

OUTBACK STEAKHOUSE Walmart *Save money. Live better.*

TOWN CENTER AT BROOKHILL

Black-eyed Pea 1-800-BANK

BED BATH & BEYOND chilis

Burlington

WESTMINSTER MALL REDEVELOPMENT

COSTCO WHOLESALE

PROPOSED WESTMINSTER LIGHT RAIL STATION

PARR ELEMENTARY
389 STUDENTS

KING SQUARE CENTER

KING Soopers 24 FITNESS

BIG LOTS! 7-Eleven

SAFeway

goodwill

Wadsworth Boulevard

HACKBERRY HILL ELEMENTARY
457 STUDENTS

NORTHRIDGE SHOPPING CENTER

TARGET Chick-fil-A HOBBY LOBBY

KNEADERS Firestone

NORTH ARVADA MIDDLE SCHOOL
416 Students

Walmart *Save money. Live better.*

West 72nd Avenue

Sheridan Boulevard



ROCKY MOUNTAIN SHOPPING CENTER

8657-8785 SHERIDAN BLVD.
WESTMINSTER, CO 80003

Jason F. Kinsey
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RETAIL SPACE FOR LEASE



ROCKY MOUNTAIN SHOPPING CENTER

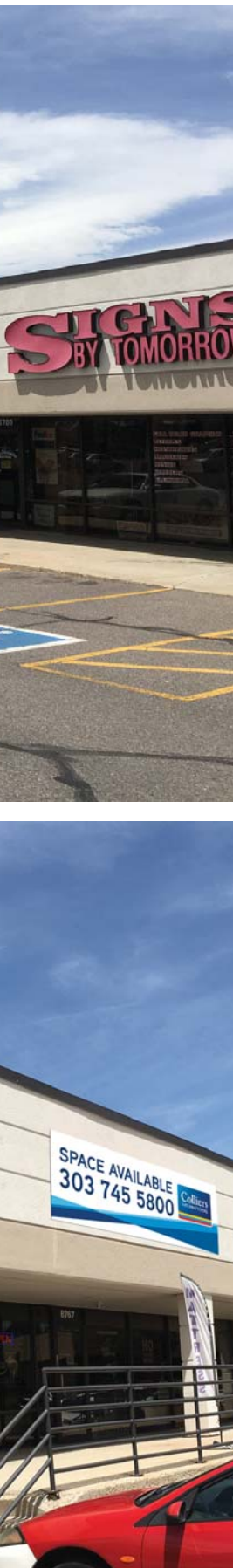
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4643 SOUTH ULSTER STREET | SUITE 1000 | DENVER, CO 80237



SITE PLAN



BUILDING INFORMATION

Available	960 SF – 5,360 SF
Lease Rate	\$15.00 - \$28.00/SF
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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- 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.

