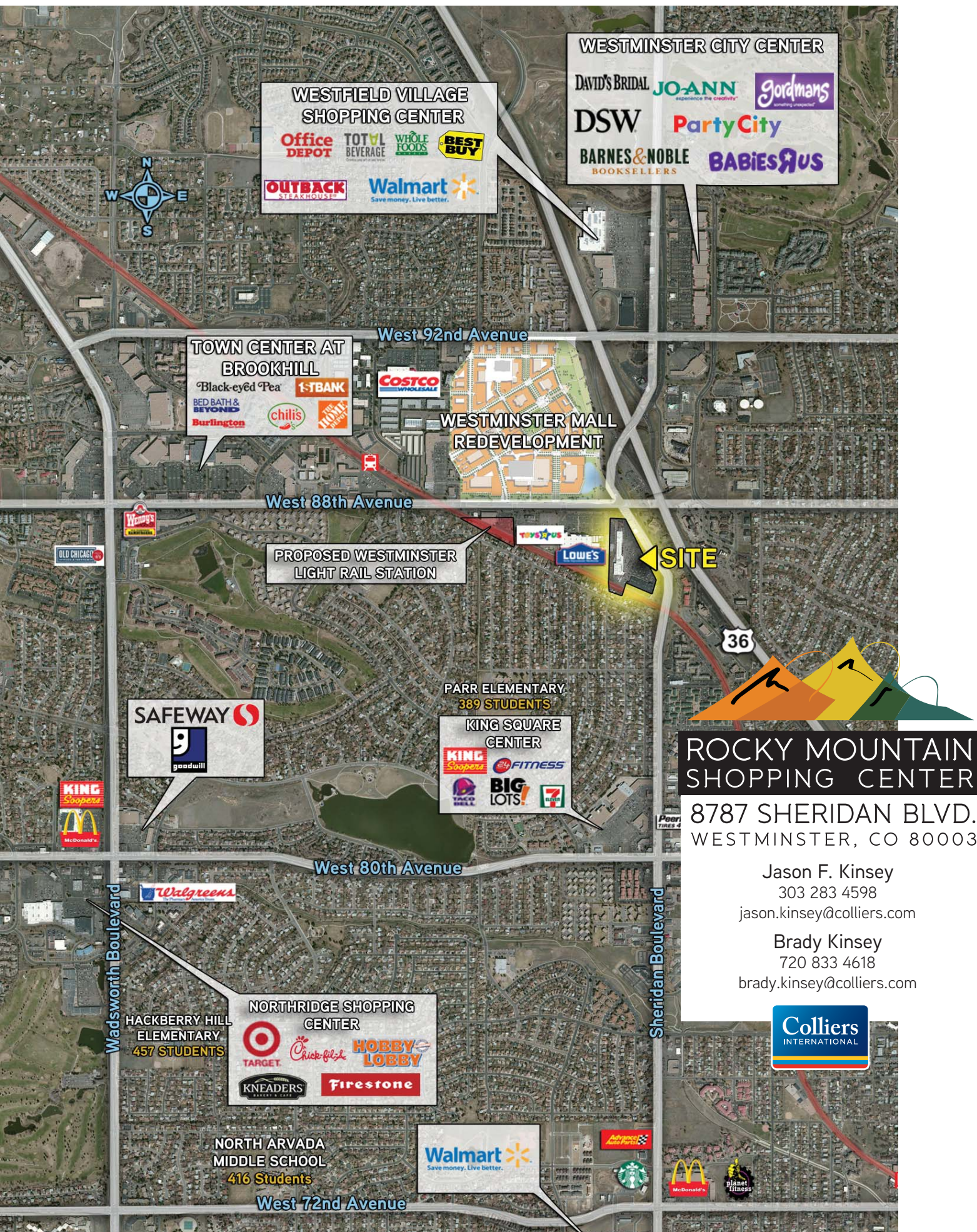




ROCKY MOUNTAIN SHOPPING CENTER

8787 SHERIDAN BLVD.
WESTMINSTER, CO 80003

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

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



ROCKY MOUNTAIN SHOPPING CENTER

8787 SHERIDAN BLVD.
WESTMINSTER, CO 80003

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

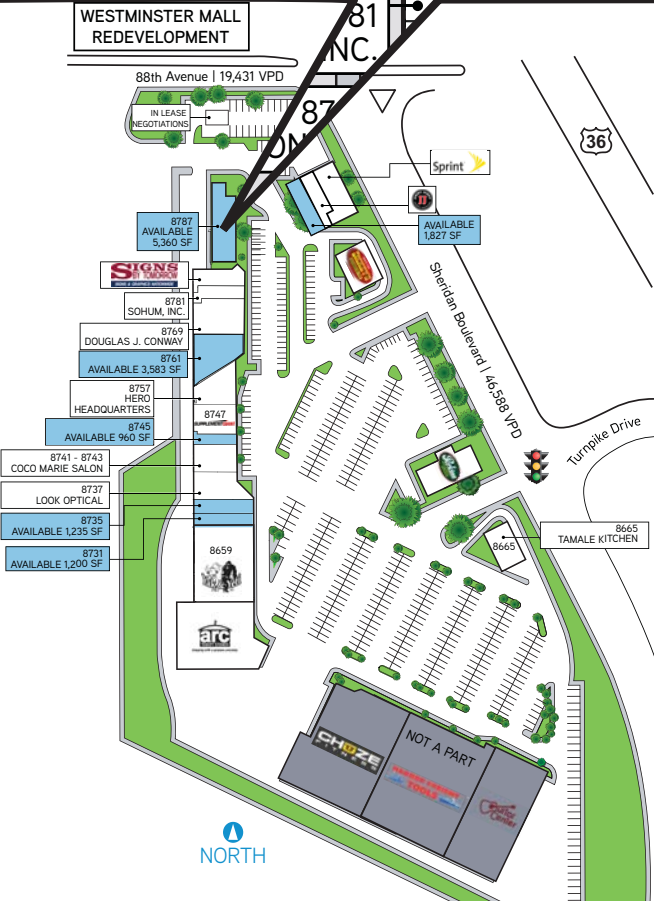
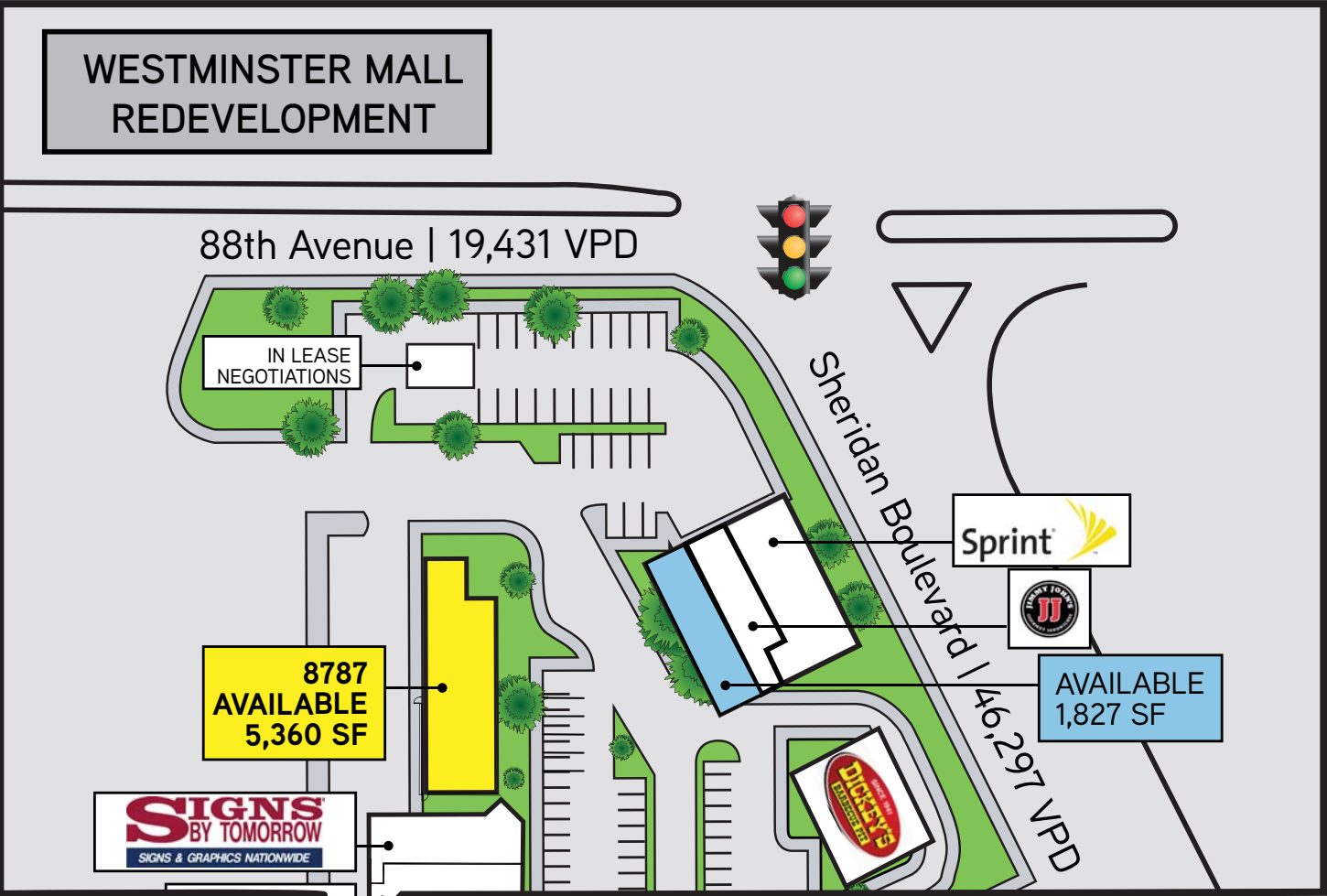
Ideal Uses:
Restaurant
Medical
Retail

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SITE PLAN



BUILDING INFORMATION

Available	5,360 SF
Lease Rate	\$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

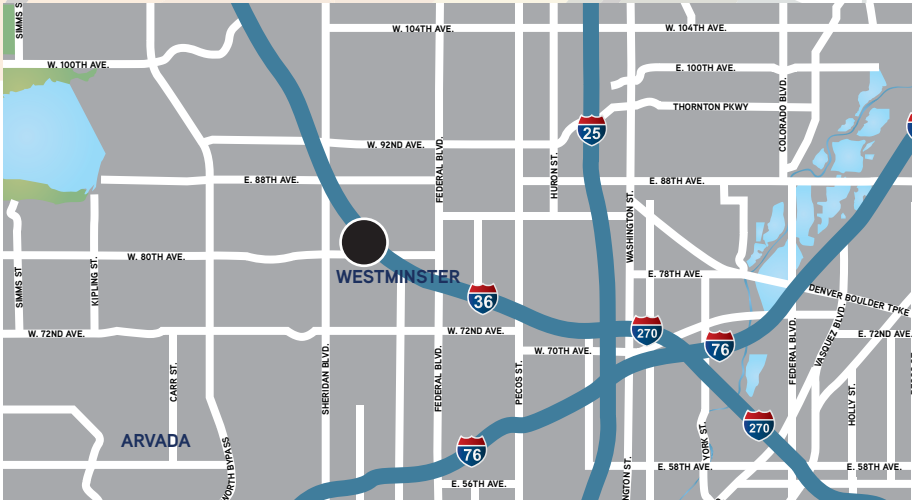
Source: MPSI, 2016 Estimates



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LOCATION



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