



6350 W. 92nd Ave.  
Westminster, Colorado

**FOR SALE \$2,145,000**

\$176.05 per square foot



**FEATURES**

Rentable Square Feet: 12,184  
Occupancy: 0%  
Year of Construction: 2000  
Traffic Counts 28,000 vpd (2008)

Unit A has grease trap and range hood.  
Units divisible from 5,700 to 1,025 square feet.

**DEMOGRAPHICS**

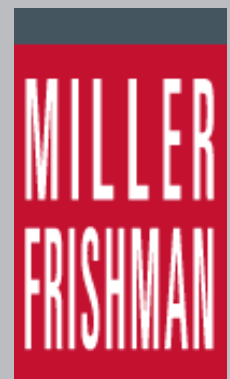
	1 Mile	3 Mile	5 Mile
Population	13,093	123,411	301,296
Household	5,553	46,073	111,013
Med HH	\$65,134	\$64,938	\$60,638

This multi-tenant retail property located one block west of the proposed Westminster Mall Redevelopment and as an outparcel to the Westminster CostCo center, the property offers a retail user 12,184 contiguous square feet of open retail storefront. With full height glass lines, the property offers excellent 92nd Avenue frontage, signalized full-turn access and good traffic counts along 92nd. With great proximity to busy US36, potential for city assistance as part of the proposed Westminster redevelopment, and liberal PUD zoning, this property has the ingredients for a retail user to succeed.

FOR MORE INFORMATION  
PLEASE CONTACT

**John Becker**  
303.729.0222  
jbecker@millerfrishman.com

**Mike Haley**  
303.729.0204  
mhaley@millerfrishman.com



# LOCATION MAP



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