

9201 FEDERAL BOULEVARD

WESTMINSTER, CO 80221

2,640 SF RETAIL SPACE FOR LEASE

LEASE RATE: \$30.00/SF NNN
NNN: \$9.00/SF (EST.)
TI: NEGOTIABLE

YOUR NAME
HERE



James Arnold / +1 720 354 2059 / james.arnold@cushwake.com



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

CUSHMANWAKEFIELD.COM

9201 FEDERAL BOULEVARD

WESTMINSTER, CO 80221

Signalized Intersection of Federal Blvd. and 92nd Ave.

This former 7-11 is situated at the hard corner of a bustling intersection, offering excellent visibility. At 2,640 SF with two points of access and ample parking, it is an ideal choice for businesses. With plenty of signage opportunities and a steady stream of idling traffic at the stoplight, this location is perfect for a variety of tenants.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population	18,358	149,193	344,642
2023 Households	6,789	56,298	131,090
Avg. Household Income	\$78,628	\$88,157	\$94,735
Daytime Population	2,344	46,068	123,637

Source: CoStar, 2024

Traffic Counts	VPD
Federal Blvd/Hwy 287	41,682
92nd Ave	25,734

Source: CDOT, 2023

PROPERTY FEATURES

- Freestanding building
- Built 1984
- 0.41 Acre (17,860 SF)
- Signalized intersection
- Potential for monument signage
- Zoned C-1 Commercial
- Onsite parking

POTENTIAL USES

- Pizza Restaurant
- Quick Serve Restaurant
- Liquor Store
- Convenience Store
- Meat Market
- Donut Shop
- Smoke Shop
- Barber Shop



9201 FEDERAL BOULEVARD

WESTMINSTER, CO 80221



For more information, please contact

James Arnold
+1 720 354 2059
james.arnold@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, CO 80525
+1 970 776 3900
cushmanwakefield.com