

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



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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



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For more information, please contact

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