EXCLUSIVELY LISTED BY
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FIRST TIME AVAILABLE FOR SALE

Meadow Pointe Retail Center — Suites 200 & 300

7535 W. 92nd Avenue, Westminster, CO 80021

COMBINED	SUITE 200	SUITE 300	PRICE
3,324 SF	**1,464 SF**	**1,860 SF**	**Upon Request**

SALE HIGHLIGHTS

- First time these units are available for sale — units may be combined or sold individually.
- High-image building with excellent co-tenancy (Advance Auto, Brakes Plus, Discount Tire, Carrabba's and more).
- Ideal location for an Owner/User medical office, and many other office and retail storefront uses.
- Existing medical/office and office build-out — units are potentially turn-key and ready to occupy.

PROPERTY HIGHLIGHTS

- Established Westminster shopping corridor with strong surrounding retail & residential base.
- Excellent exposure and signage possibilities directly along 92nd Ave (>22K VPD est.).
- Well-maintained center with easy ingress/egress.

SPACE OVERVIEW

PREMISES DETAILS	
Address	**7535 W. 92nd Avenue**
City / State	**Westminster, CO 80021 · Multi-Tenant**
Property Type	**Shopping Center · 1,464 – 3,324 SF**
Available Suites	**Suites 200 & 300**
Condition	**Full Buildout**
Marketed Use	**Retail / Office / Med Office**
Frontage	**W. 92nd Avenue (>22K VPD est.)**

SITE PLAN

Aerial site plan — subject suites at 7535 W. 92nd Avenue within Meadow Pointe, surrounded by established national co-tenancy.

MARKET & LOCATION OVERVIEW

WESTMINSTER, COLORADO

Westminster is one of the largest cities in the Denver metropolitan area, located in Adams and Jefferson Counties along the north-central Front Range corridor. The city offers a deep, affluent residential trade area, established commercial corridors, and convenient access to US-36 (the Denver–Boulder Turnpike).

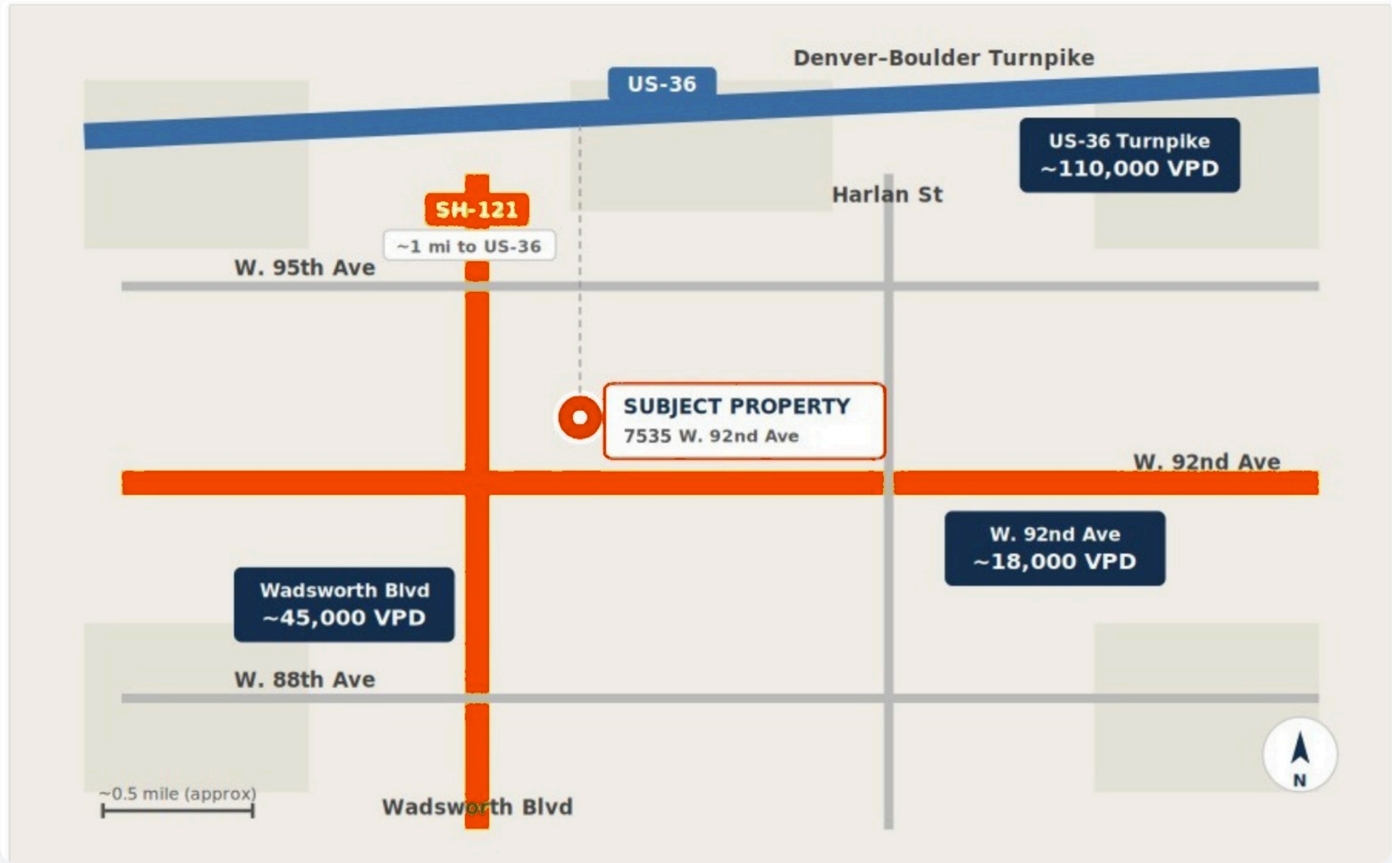
The subject space sits within an established retail shopping center fronting W. 92nd Avenue — a primary east-west commercial artery serving the surrounding neighborhoods. The location offers strong daily traffic, high visibility, and a complementary mix of neighboring retail and service tenants that drive consistent customer flow.

LOCATION HIGHLIGHTS

- Denver MSA — strong, growing Front Range market.
- Established W. 92nd Avenue retail corridor.
- High visibility & storefront exposure.
- Convenient access to US-36 Turnpike.
- Complementary co-tenancy & ample parking.

AREA DEMOGRAPHICS

AVG HH INCOME (3-MI)	POPULATION (3-MI)	HOUSEHOLDS (3-MI)	DAYTIME POP. (1-MI)
~$95,000	~140,000	~55,000	~18,000



Location map — subject property at W. 92nd Ave & Wadsworth Blvd corridor. Traffic counts (VPD) are approximate.

PROPERTY PHOTOS

PROPERTY PHOTOS

CONTACT

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For current price, NNN estimates, and other details, please contact the listing agent.
Space is offered subject to availability and may be withdrawn or modified without notice.

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