

8533 Church Ranch Blvd. Westminster, CO 80021



STANDLEY LAKE MARKETPLACE

8533 Church Ranch Blvd. Westminster, CO 80021

1,258 – 4,615 SF
RETAIL SPACE FOR LEASE



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
Principal

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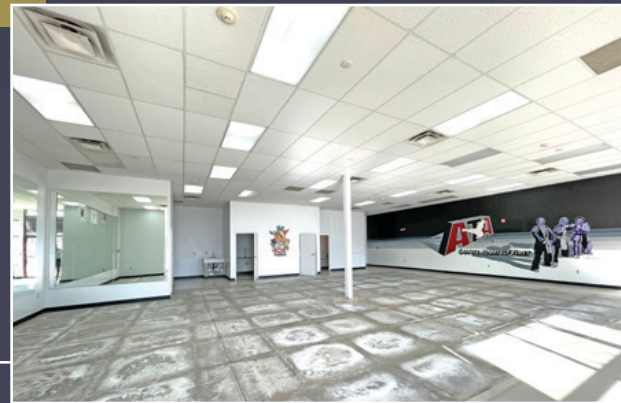
Brady Kinsey
Principal

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Availability Information

SF Available: 1,258 – 4,615 SF
Pricing: Contact Broker

Traffic Counts

Wadsworth Boulevard: 30,115 VPD
Church Ranch Boulevard: 20,702 VPD
MPSI 2020 & 2022 Estimates

Demographics

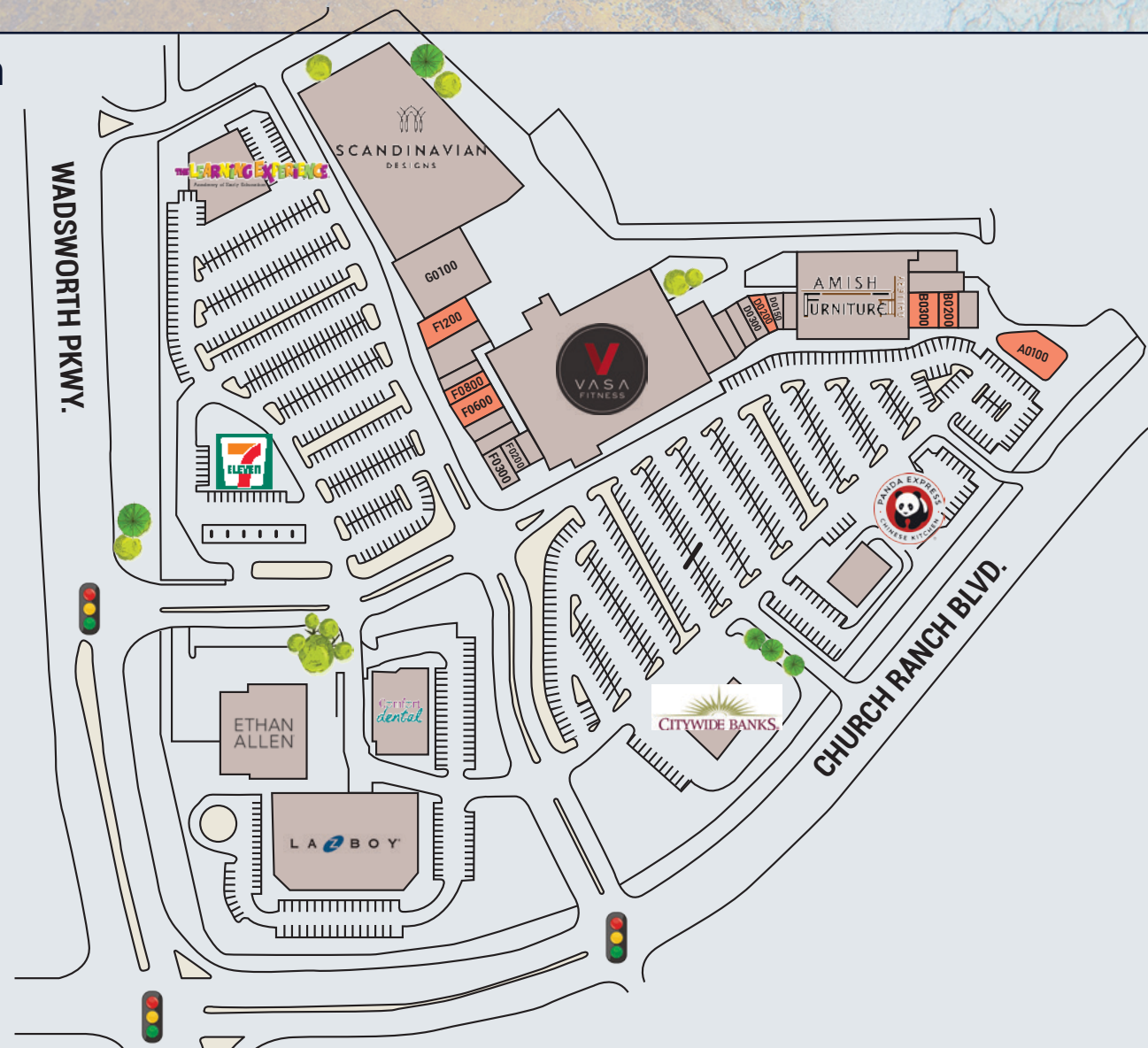
	1 Mile	3 Miles	5 Miles
Population	10,082	71,357	229,603
Average Household Income	\$125,370	\$112,134	\$110,849
Daytime Population	4,973	34,848	84,301

Source: CoStar

Highlights

- Busy center, anchored by VASA Fitness, Scandinavian Design and Amish Furniture Gallery
- Located at busy, fully signalized intersection of Church Ranch Blvd & Wadsworth Pkwy (50,817 combined VPD).
- Suite B0300 is a 2,555 SF former martial arts space. The space is wide open with two restrooms.
- Suite F1200 is a built out dance studio.
- Suite A0100 is a second generation bakery

Site Plan



SPACE	TENANT	SIZE	SPACE	TENANT	SIZE	SPACE	TENANT	SIZE
A0100	VACANT	4,405 SF	D0400	A+ Barbers		F0600	VACANT	2,823 SF
B0100	Trinity Chiropractic		D0500	H&R Block		F0800	VACANT	1,792 SF
B0200	VACANT	1,700 SF	D0600	Standley Lake Marketplace Liquors		F0900	Westminster Calvary	
B0300	VACANT	2,555 SF	E0100	Vasa Fitness		F1200	AVAILABLE	4,206 SF
C0100	Amish Furniture Gallery		F0100	Eyebrow Threading Salon		G0100	Salon Venecia Event Center	
D0100	Nail Avenue		F0200	Bailey's Pet Spaw		H0100	Scandanavian Furniture	
D0150	Drop Off Dry Cleaner		F0300	Loaded Tea Lounge		PAD01	Panda Express	
D0200	VACANT	1,258 SF	F0400	Drive Train Fitness		PAD03	Citywide Banks	
D0300	LaserAll		F0500	Pizza Hut		PAD04	7-Eleven	
						PAD05	The Learning Experience	

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Join these anchor tenants!

