

Shopping Center FOR LEASE

9275-9299 N. Federal Blvd, Westminster, CO 80260

#9295 - Unit 100
3,210 S.F. 4 Lease
(can be split)

#9299A - 1,500 SF 4 Lease
(Former Nail Salon)

Asking \$24.00/psf.
Nets: \$10.50/psf.

9275 - 9299 Federal Boulevard, Westminster, CO 80260

FOR LEASE



PROPERTY SUMMARY

9275 - 9299 FEDERAL BOULEVARD | WESTMINSTER, CO 80260



Property Summary

Lease Rate:	20.00 - 24.00
Lease Term:	3 -10
Available SF:	6,600
Nets:	\$10.50 SF
Year Built:	1973
Parking:	92
Parking Ratio:	3;1,000
HVAC:	RTU / HVAC
Uses:	Retail/Services
Zoning:	Commercial Business

Property Overview

Tenant Mix & Demand Drivers:

The surrounding Westminster, Federal Heights, and Thornton neighborhoods show clear demand for additional daily-needs and convenience-based services. Ideal complementary uses include:

Dry cleaning — underserved in the immediate trade area.

Tax Services — strong fit for local households and small businesses

Pizza, Smoothie, Sandwich, QSR/Fast Casual Concepts:high-traffic impulse category with broad appeal

Location Overview

Located in Westminster just north of the 92nd Avenue & Federal Blvd intersection, the site sits on a high-visibility stretch of North Federal that carries 20,000+ vehicles per day. Its position on the north side of 92nd gives it smooth ingress and egress, allowing customers to enter and exit the center easily from multiple directions.

The combination of strong traffic counts, neighborhood density, and convenient access reinforces the center's role as a true daily-needs destination for Westminster, Federal Heights, and Thornton.

MANNY CERECERES

Principal/Owner

O: (303) 427-0303

C: 720-220-5034

manny@retro-commercial.com

El40033453, Colorado



PROPERTY PHOTOS

9275 - 9299 FEDERAL BOULEVARD | WESTMINSTER, CO 80260



MANNY CERECERES

Principal/Owner

O: (303) 427-0303

C: 720-220-5034

manny@retro-commercial.com

El40033453, Colorado



AVAILABLE SPACES

9275 - 9299 FEDERAL BOULEVARD | WESTMINSTER, CO 80260



SHOPPING
CENTER

FOR LEASE



Highlights

Small Shop space opportunity in vibrant Westminster, Federal

Heights, Thornton trade area.

Space	Size	Rate	Use	Available
100	3,210	\$20.00 /sf/yr		
9299A	1,500	\$24.00 /sf/yr		

Unit Description:

- Ownership is offering four distinct retail suits ranging in size from 1,500 to 1,800 SF each.
- Unit #200 will be upgraded with restaurant infrastructure such as 200-400 amperage, 3

MANNY CERECERES

Principal/Owner

O: (303) 427-0303

C: 720-220-5034

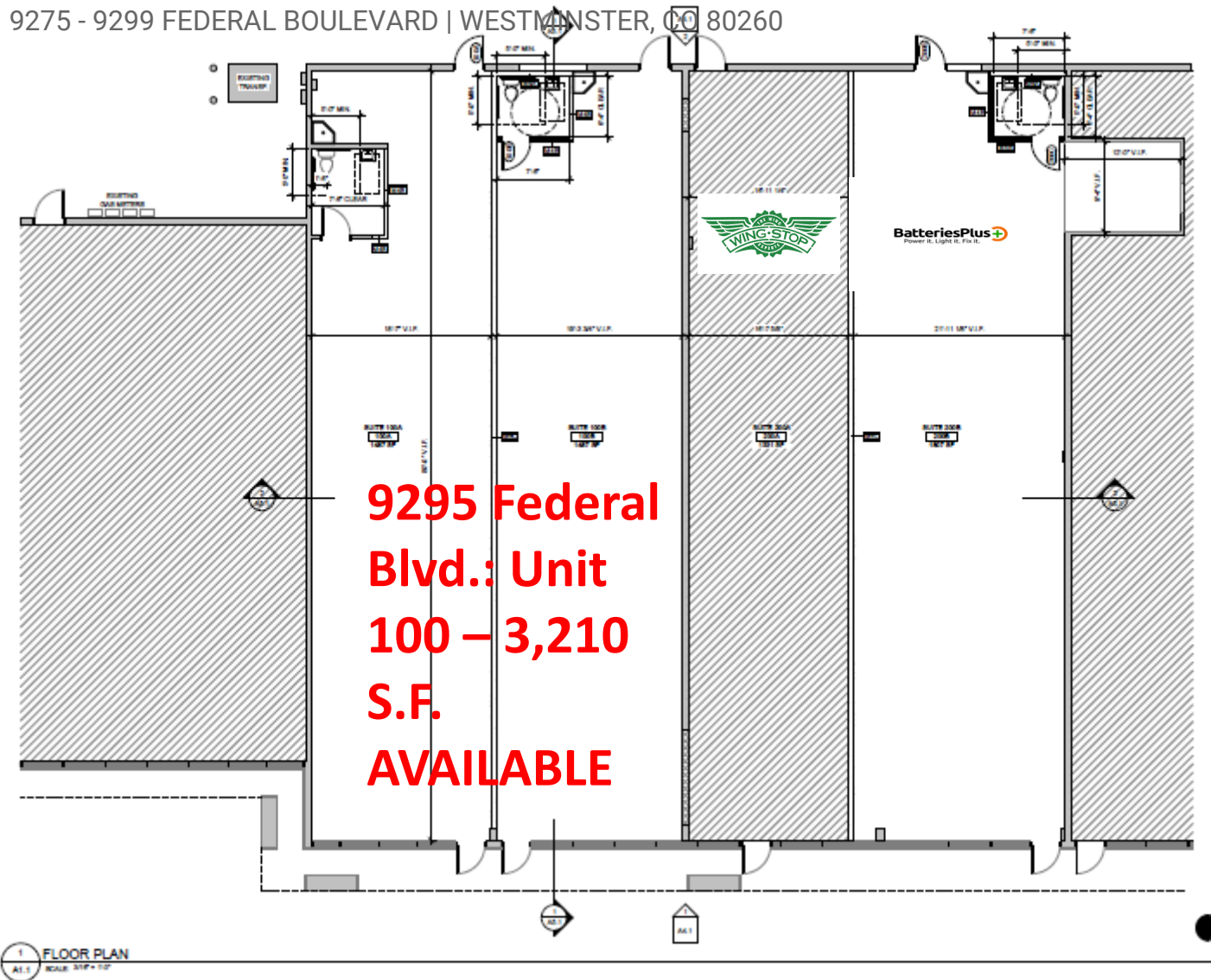
manny@retro-commercial.com

El40033453, Colorado



SITE PLAN

9275 - 9299 FEDERAL BOULEVARD | WESTMINSTER, CO 80260



MANNY CERECERES

Principal/Owner

O: (303) 427-0303

C: 720-220-5034

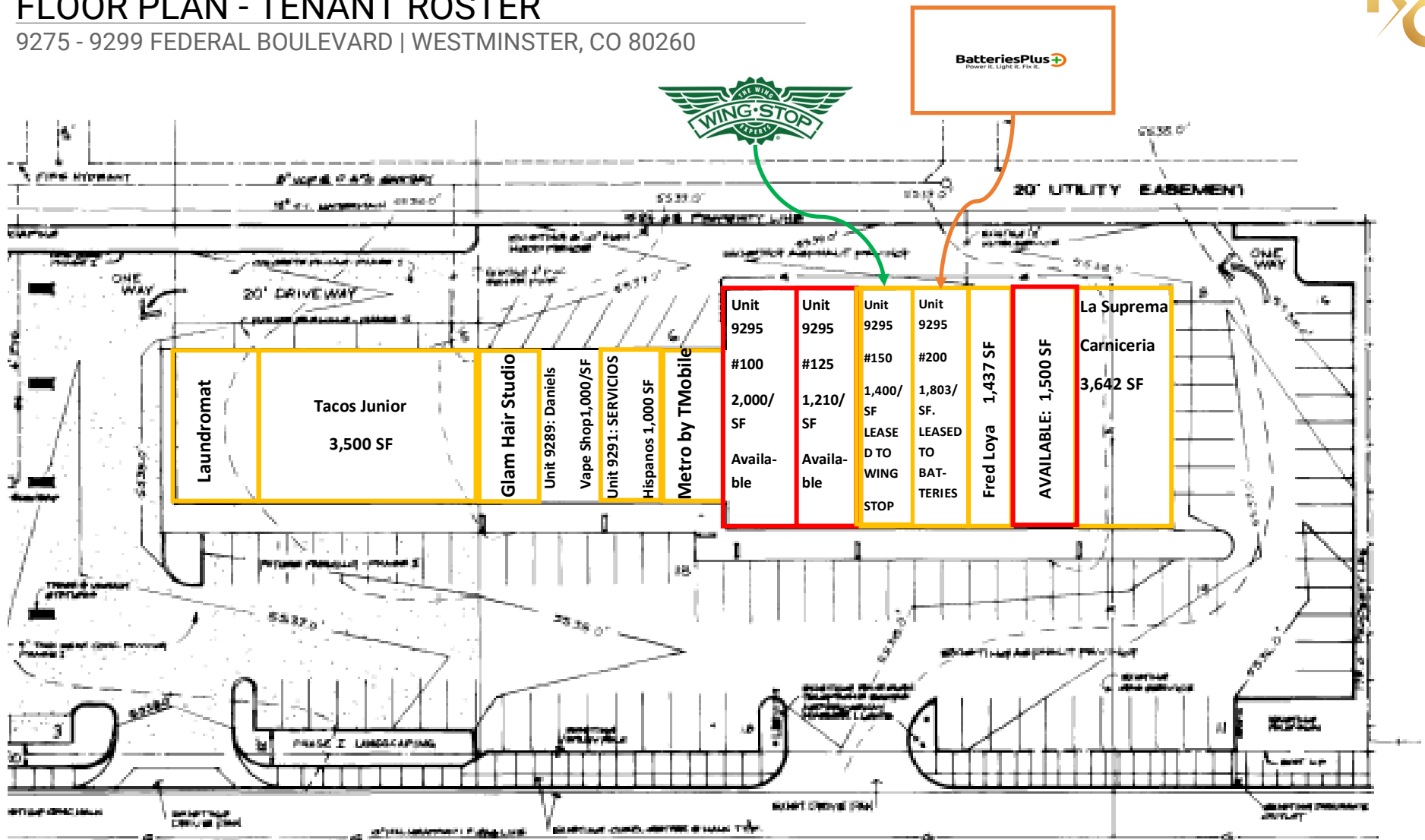
manny@retro-commercial.com

El40033453, Colorado



FLOOR PLAN - TENANT ROSTER

9275 - 9299 FEDERAL BOULEVARD | WESTMINSTER, CO 80260



MANNY CERECERES

Principal/Owner

O: (303) 427-0303

C: 720-220-5034

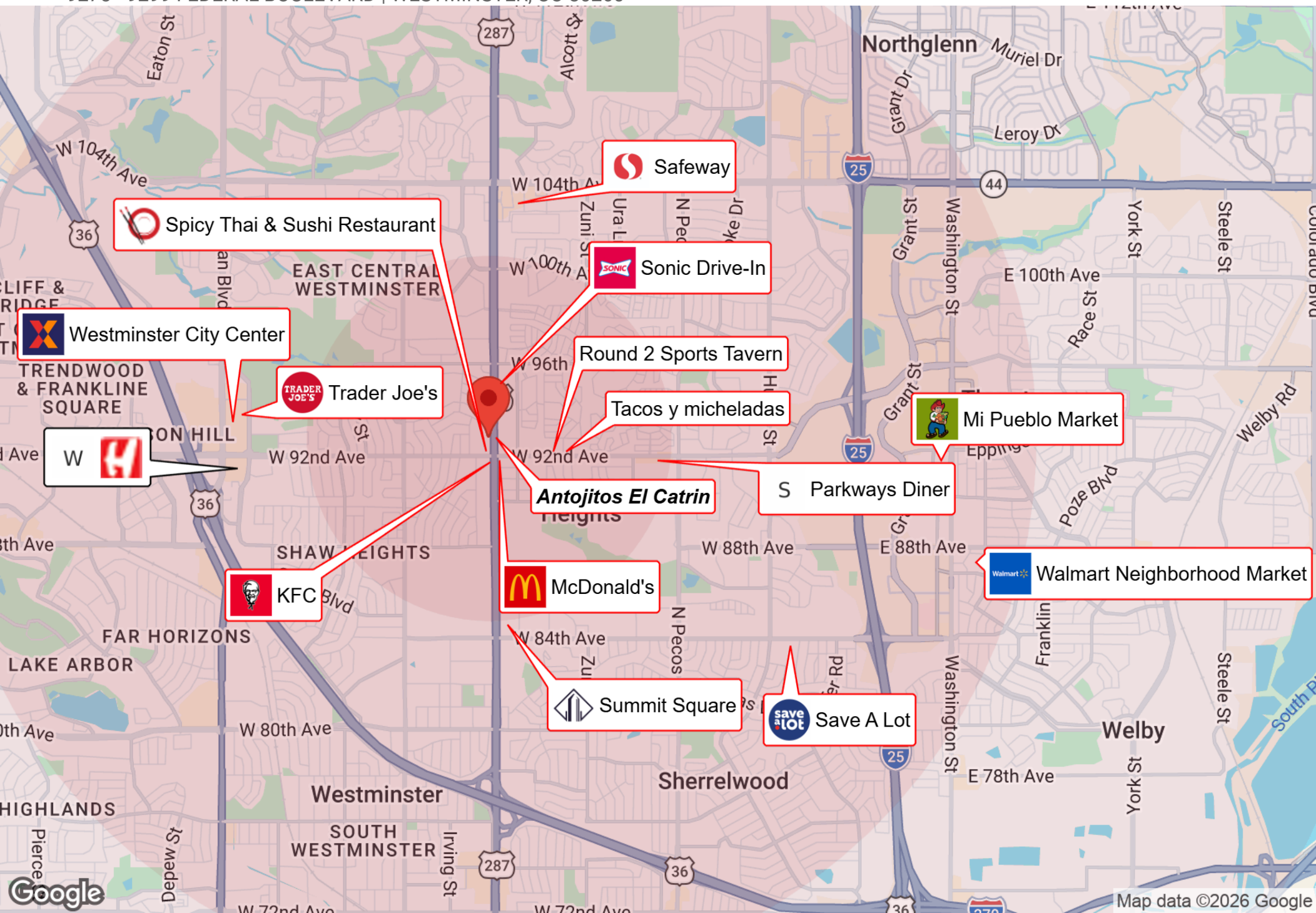
manny@retro-commercial.com

El40033453, Colorado



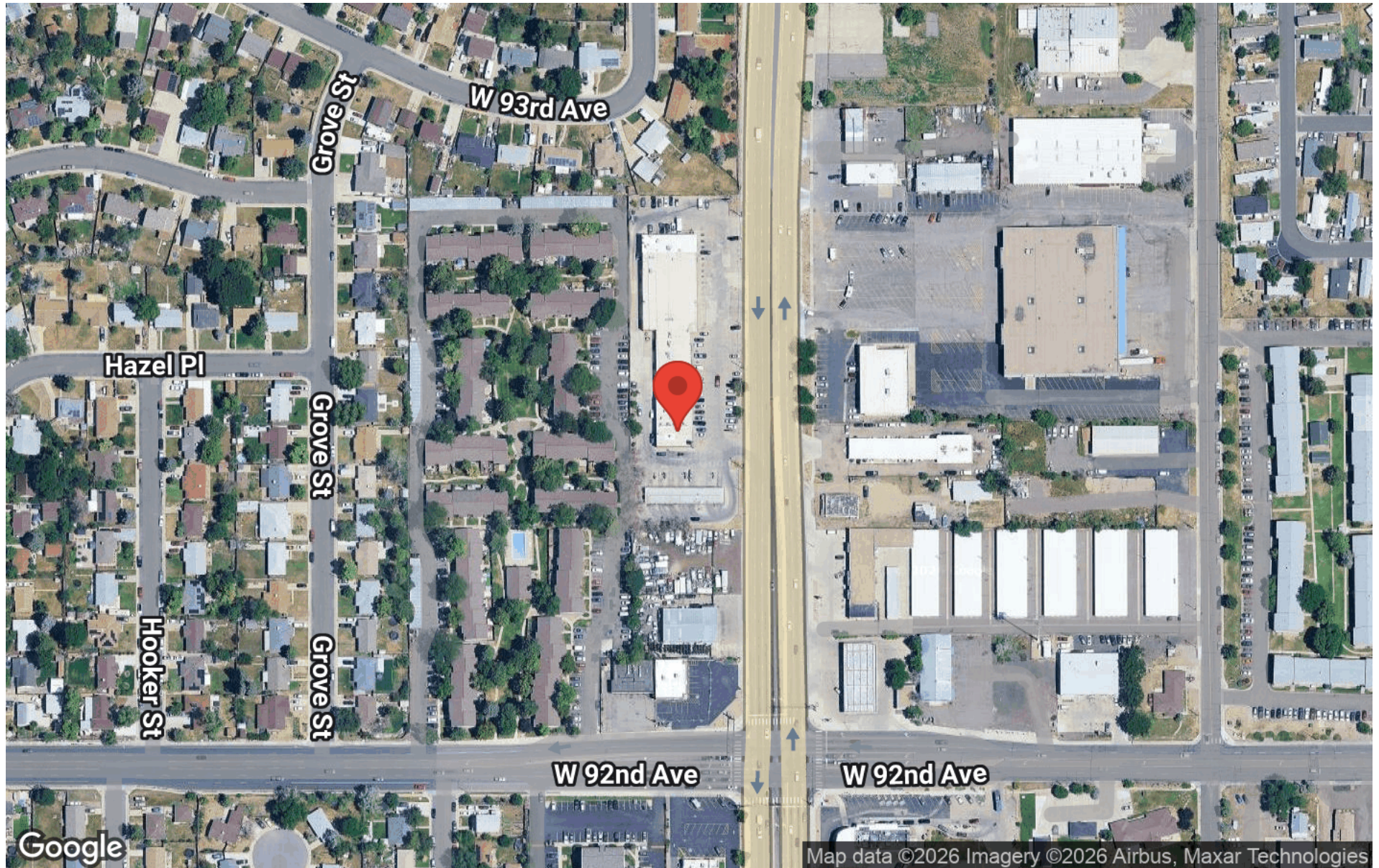
BUSINESS MAP

9275 - 9299 FEDERAL BOULEVARD | WESTMINSTER, CO 80260



AERIAL MAP

9275 - 9299 FEDERAL BOULEVARD | WESTMINSTER, CO 80260



MANNY CERECERES

Principal/Owner

O: (303) 427-0303

C: 720-220-5034

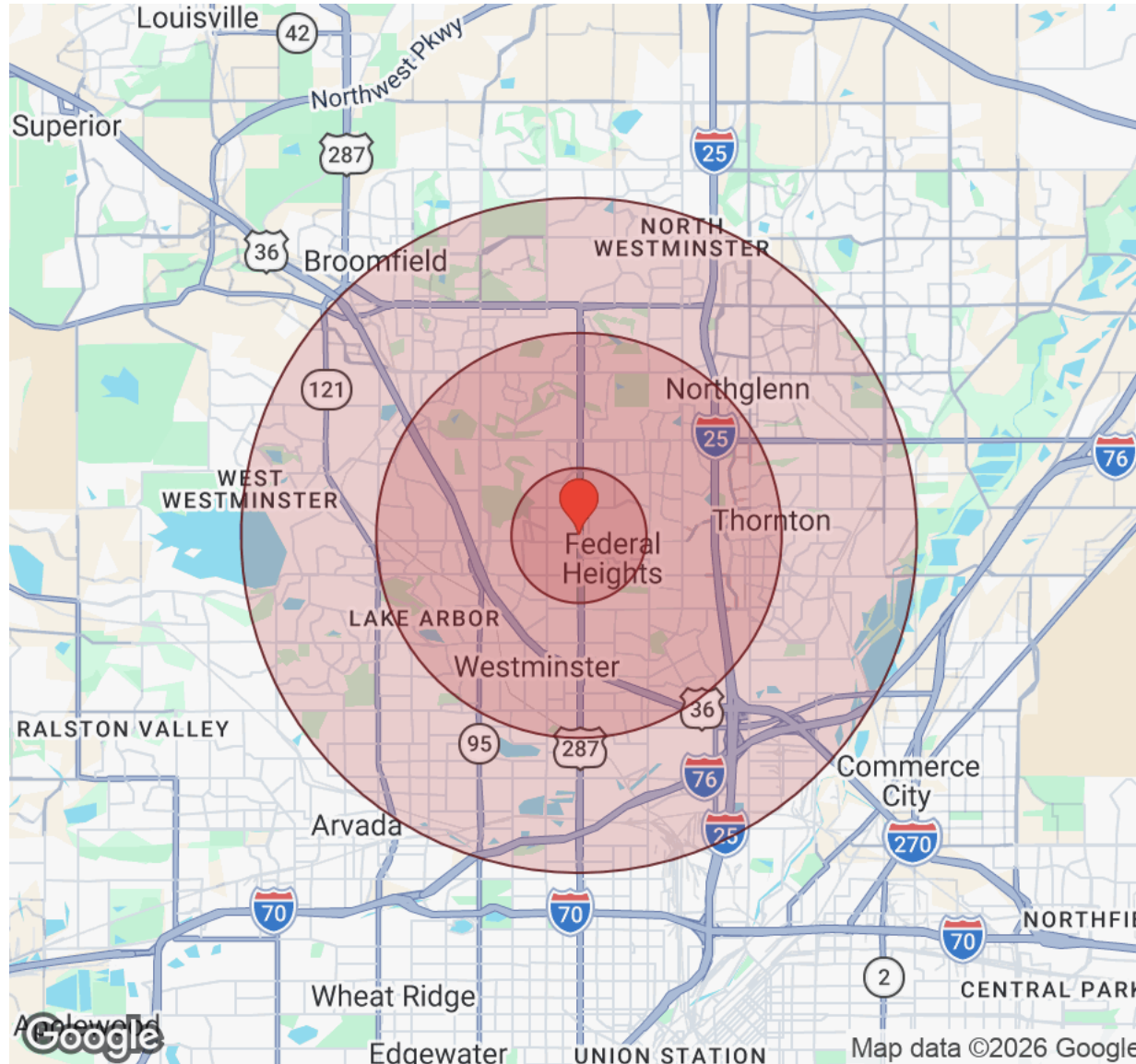
manny@retro-commercial.com

El40033453, Colorado



DEMOGRAPHICS

9275 - 9299 FEDERAL BOULEVARD | WESTMINSTER, CO 80260



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	11,407	76,762	174,569
Female	11,127	75,195	170,440
Total Population	22,534	151,958	345,009

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	9,500	73,548	184,235
Black	509	4,437	9,695
Am In/AK Nat	70	593	1,277
Hawaiian	9	106	276
Hispanic	11,134	62,561	124,652
Asian	804	7,142	16,526
Multiracial	466	3,343	7,866
Other	38	213	518

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,692	63,190	146,282
Occupied	8,061	58,808	136,103
Owner Occupied	5,334	33,918	80,729
Renter Occupied	2,727	24,890	55,374
Vacant	631	4,381	10,179

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	4,351	27,813	60,643
Ages 15 - 24	3,312	20,887	45,521
Ages 25 - 54	9,474	66,230	154,128
Ages 55 - 64	2,394	15,843	36,374
Ages 65+	3,003	21,185	48,346

Income	1 Mile	3 Miles	5 Miles
Median	\$74,832	\$88,322	\$95,532
Under \$15k	614	3,544	7,521
\$15k - \$25k	379	2,956	5,716
\$25k - \$35k	471	3,181	6,479
\$35k - \$50k	986	5,930	11,852
\$50k - \$75k	1,592	9,352	20,188
\$75k - \$100k	1,150	8,333	19,841
\$100k - \$150k	1,423	11,656	28,377
\$150k - \$200k	719	6,353	16,323
Over \$200k	729	7,502	19,806

MANNY CERECERES

Principal/Owner

O: (303) 427-0303

C: 720-220-5034

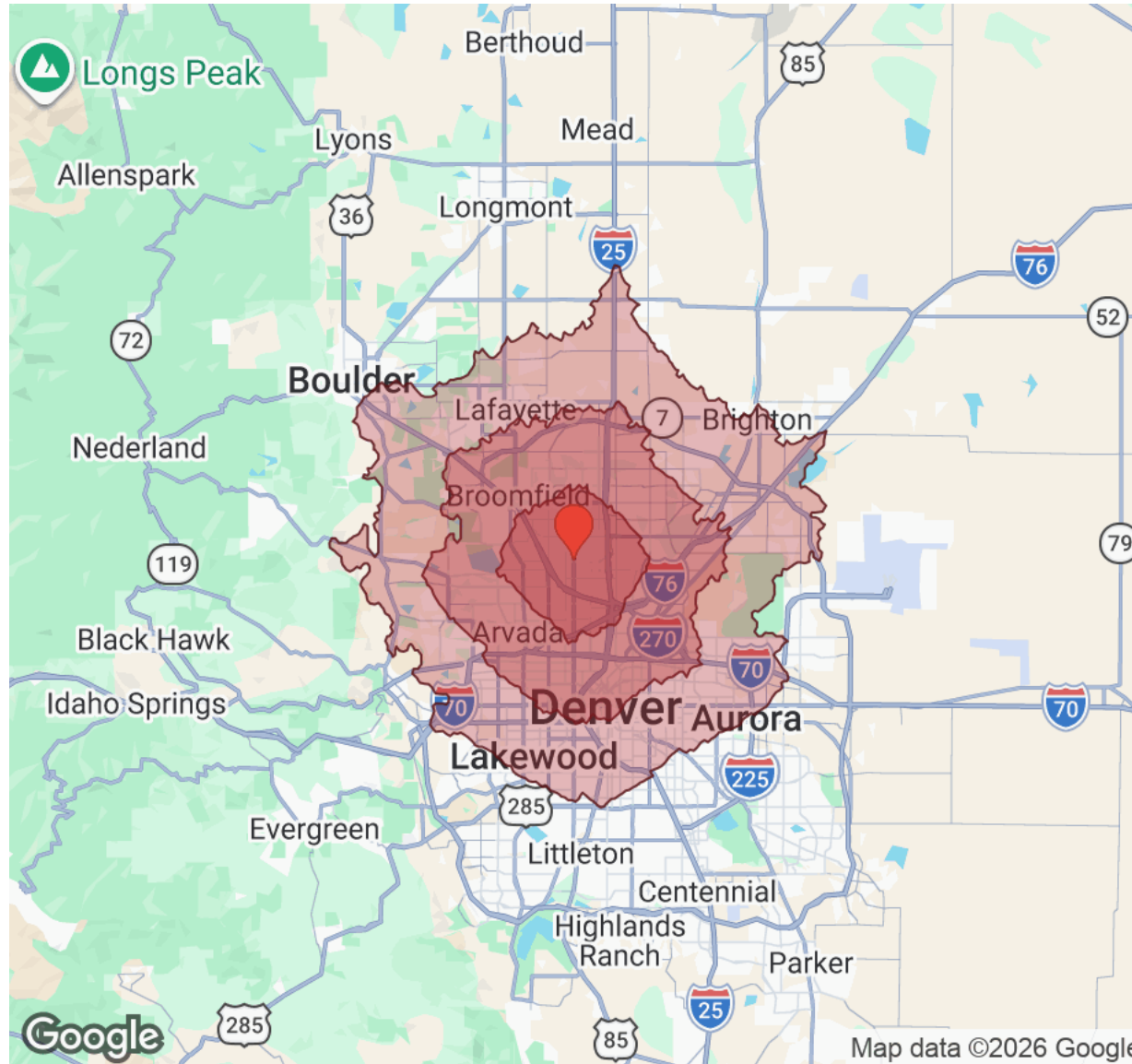
manny@retro-commercial.com

El40033453, Colorado



DEMOGRAPHICS

9275 - 9299 FEDERAL BOULEVARD | WESTMINSTER, CO 80260



Driving Time: ■ 10 Mins ■ 20 Mins ■ 30 Mins

Population	10 Mins	20 Mins	30 Mins
Male	N/A	N/A	N/A
Female	N/A	N/A	N/A
Total Population	N/A	N/A	N/A

Race / Ethnicity	10 Mins	20 Mins	30 Mins
White	N/A	N/A	N/A
Black	N/A	N/A	N/A
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	N/A	N/A
Asian	N/A	N/A	N/A
Multiracial	N/A	N/A	N/A
Other	N/A	N/A	N/A

Housing	10 Mins	20 Mins	30 Mins
Total Units	N/A	N/A	N/A
Occupied	N/A	N/A	N/A
Owner Occupied	N/A	N/A	N/A
Renter Occupied	N/A	N/A	N/A
Vacant	N/A	N/A	N/A

Age	10 Mins	20 Mins	30 Mins
Ages 0 - 14	N/A	N/A	N/A
Ages 15 - 24	N/A	N/A	N/A
Ages 25 - 54	N/A	N/A	N/A
Ages 55 - 64	N/A	N/A	N/A
Ages 65+	N/A	N/A	N/A

Income	10 Mins	20 Mins	30 Mins
Median	N/A	N/A	N/A
Under \$15k	N/A	N/A	N/A
\$15k - \$25k	N/A	N/A	N/A
\$25k - \$35k	N/A	N/A	N/A
\$35k - \$50k	N/A	N/A	N/A
\$50k - \$75k	N/A	N/A	N/A
\$75k - \$100k	N/A	N/A	N/A
\$100k - \$150k	N/A	N/A	N/A
\$150k - \$200k	N/A	N/A	N/A
Over \$200k	N/A	N/A	N/A

MANNY CERECERES

Principal/Owner

O: (303) 427-0303

C: 720-220-5034

manny@retro-commercial.com

El40033453, Colorado



DISCLAIMER

9275 - 9299 FEDERAL BOULEVARD



All materials and information received or derived from its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.



PRESENTED BY:

MANNY CERECERES

Principal/Owner

O: (303) 427-0303

C: 720-220-5034

manny@retro-commercial.com

El40033453, Colorado

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.