

RETAIL AT ASPIRE & ASCENT

RETAIL SUITES FOR LEASE
DOWNTOWN WESTMINSTER

5850 W. Central Ave & 8860 Westminster Blvd // Westminster, CO 80031





Where Retail Lives

Aspire and Ascent are two mixed-use buildings within a thoughtfully planned community in Downtown Westminster, offering prime retail space directly beneath 481 modern residences. Located just 11 miles from Denver, this walkable district provides retailers with strong visibility, a built-in customer base, and abundant free parking for residents and visitors. The community also features regularly activated common areas with a variety of events that draw foot traffic and foster engagement—creating a lively, connected environment where retail can thrive.



FAMILY-FRIENDLY PLAY & DOG PARK COMING SOON



STEPS FROM ALAMO DRAFTHOUSE CINEMA



FREE 4-HR PUBLIC PARKING

Garage: 885 spaces

Surface Lot North: 336 spaces (7 accessible)

Surface Lot South: 176 spaces (6 accessible)

aspire

ASCENT

DT • WESTMINSTER • CO



CURRENT TENANTS AT

CURRENT TENANTS AT

aspire

ASCENT

DT • WESTMINSTER • CO



INKS & DRINKS

TAP & BURGER



SHERMAN ASSOCIATES



MADABOLIC



SWEET BLOOM COFFEE ROASTERS



X NAIL SPA

Available retail spaces: ±1,975 – 2,955 SF

Available retail spaces: ±2,064 – 2,457 SF

Your Store

Their Neighborhood

With over 50,000 SF of ground-floor retail at Aspire and Ascent, your store becomes part of a vibrant community. Surrounded by residents living just above and connected to the Westminster neighborhood, these spaces offer steady foot traffic and built-in customers.

ASCENT

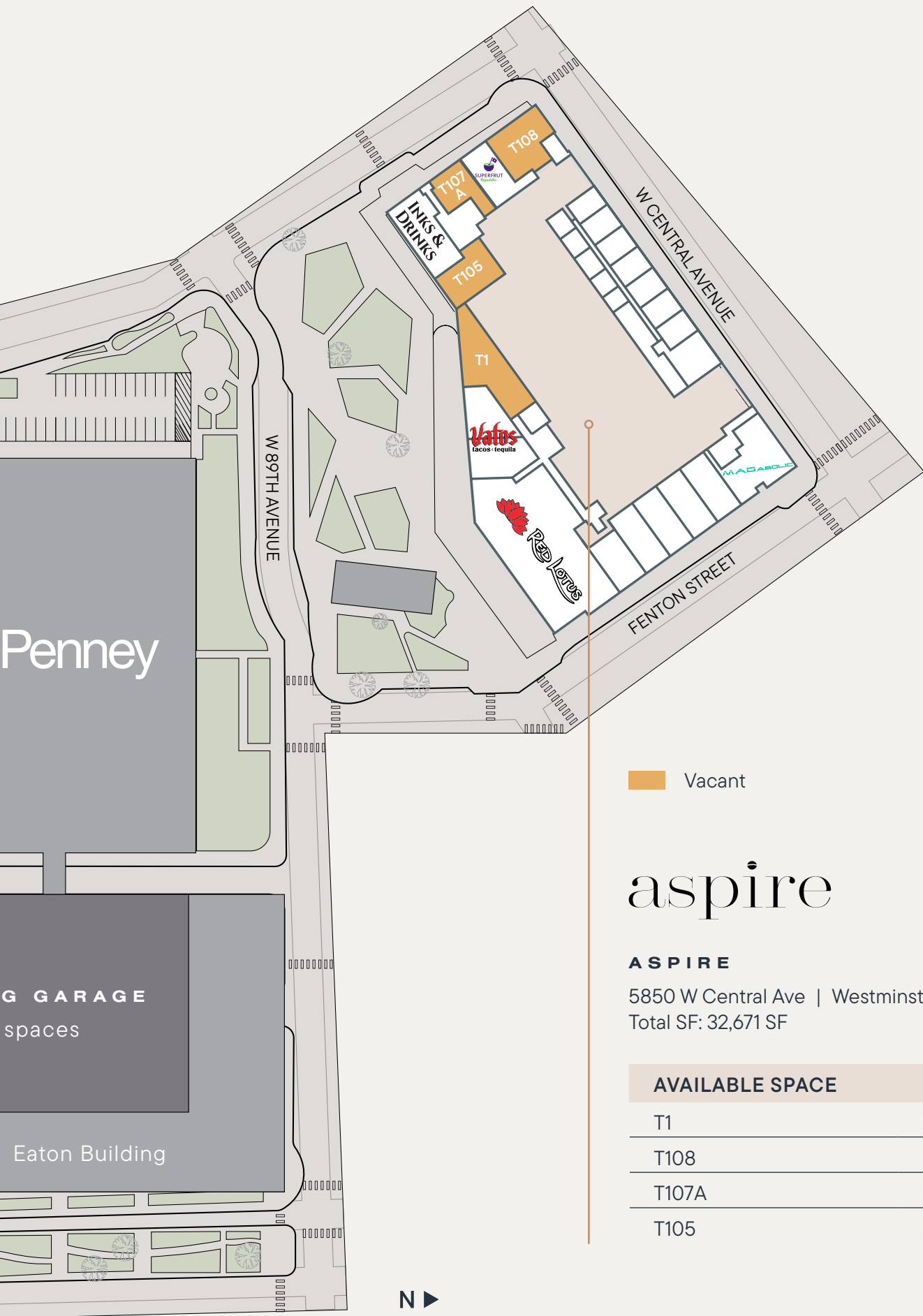
DT • WESTMINSTER • CO

ASCENT
 8860 Westminister Blvd,
 Westminister, CO 80031
 Total SF: 21,747 SF

AVAILABLE SPACE	RSF
T104	2,380
T102	2,000

 Vacant





Vacant

aspire

ASPIRE

5850 W Central Ave | Westminster, CO 80031
 Total SF: 32,671 SF

AVAILABLE SPACE	RSF
T1	2,955
T108	2,566
T107A	1,975
T105	2,147





Availabilities at Aspire

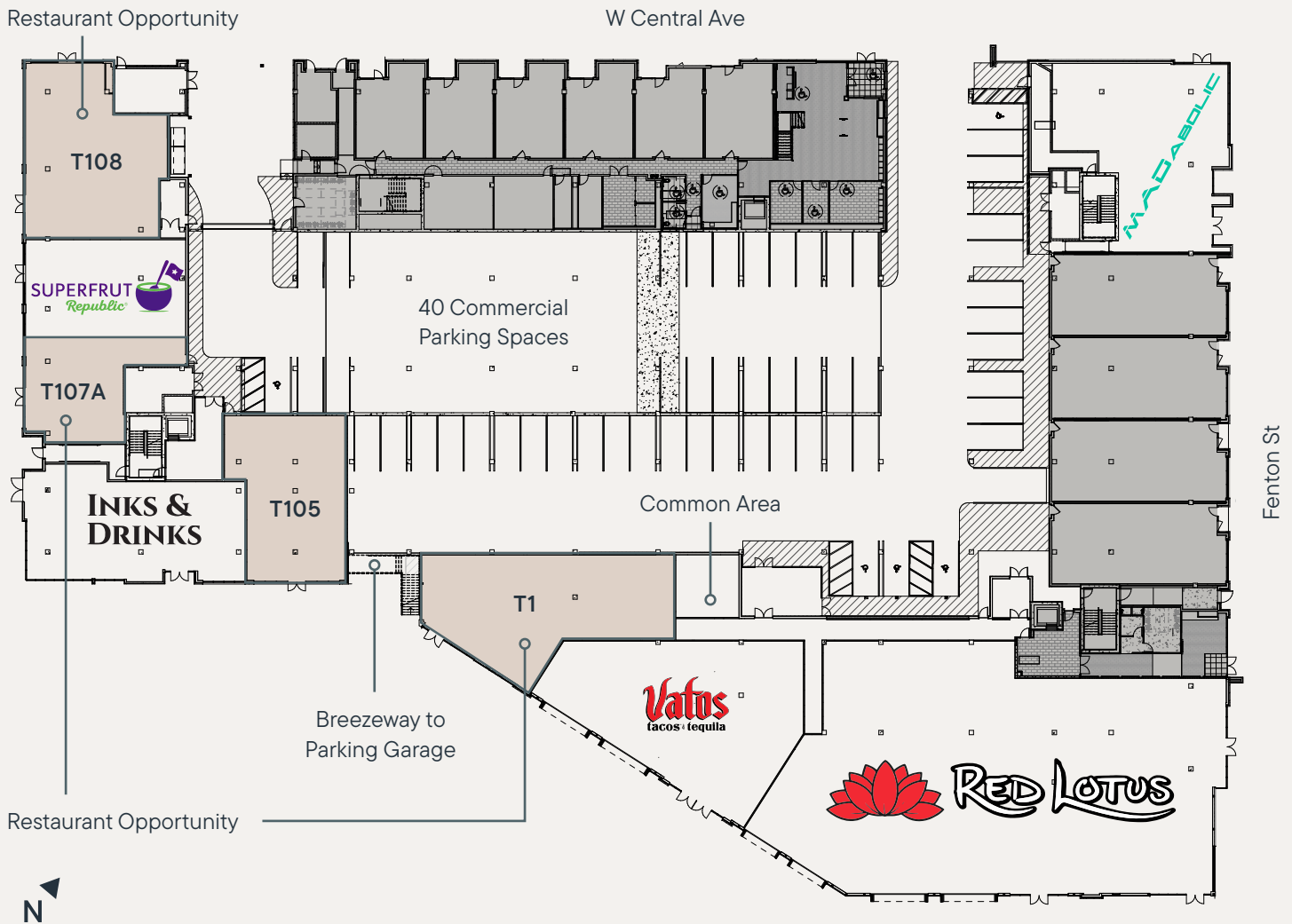
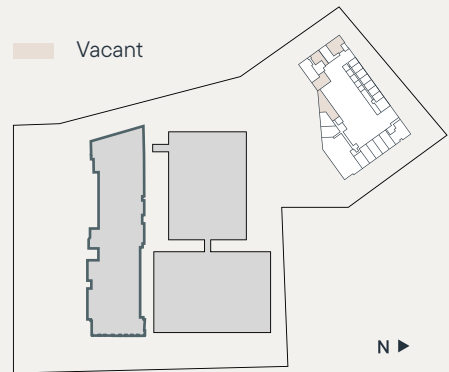
aspire

Lease Rate: \$28.00/SF NNN (\$14.96/SF expenses)

GROUND LEVEL

5850 W Central Ave | Westminster, CO 80031

AVAILABLE SPACE	RSF
T1	2,955
T108	2,566
T107A	1,975
T105	2,147





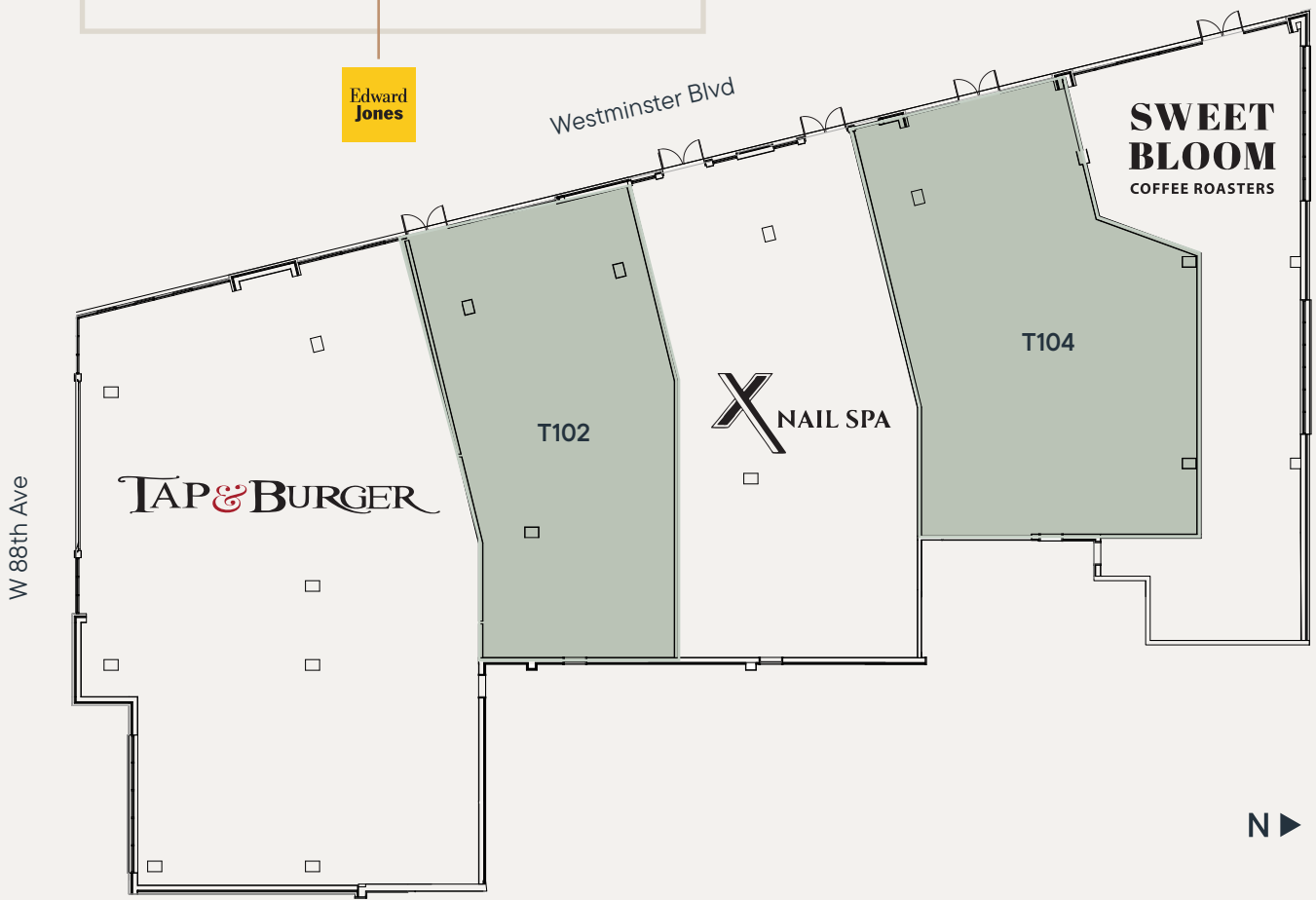
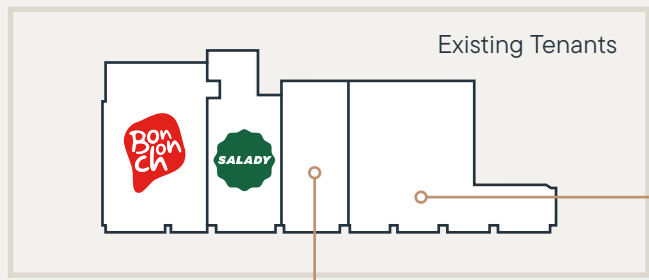
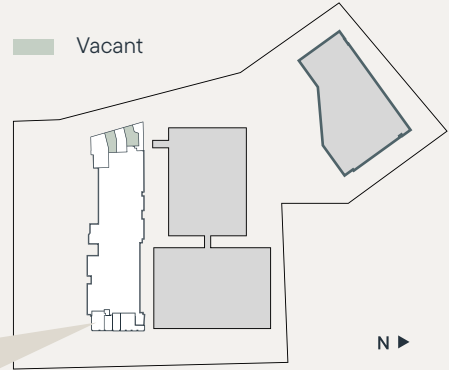
Availabilities at Ascent

Lease Rate: \$28.00/SF NNN (\$14.05/SF expenses)

GROUND LEVEL

8860 Westminster Blvd | Westminster, CO 80031

AVAILABLE SPACE	RSF
T104	2,380
T102	2,000





Join an Established Scene

Step into a neighborhood where retail is already thriving. From popular cafés and restaurants to everyday essentials, this area is anchored by beloved local businesses and national brands alike. Your store will join a proven mix of destinations that keep residents and visitors coming back again and again.

- Developed Sites
- Available Sites
- PSA or Developer Agreement
- Parks

1. Olive Garden
 2. Ascent Westminster Apartments
 - a. Bonchon
 - b. Edward Jones (Kim Winn & Matte Simmons)
 - c. Salady
 - d. Sherman Associates Regional Office
 - e. Sweet Bloom Coffee
 - f. Tap & Burger
 - g. Westminster Chamber of Commerce
 - h. X Nails Spa
 3. Eaton Street Apartments
 - a. 100% Chiropractic
 - b. Hope Pediatric Dentistry
 - c. Lash & Company MedSpa
 - d. PetVet 365 Westminster
 4. JC Penny
 5. Origin Hotel
 - a. Famille Restaurant
 - b. Lyft24
 6. Alamo Draffthouse
 - a. Pandora's Box
 - b. Lyft24 Westminster
 7. Aspire Westminster Apartments
 - a. Inks & Drinks
 - b. Madabolic Westminster
 - c. Superfruit Republic
 - d. Vato's Tacos
 - e. Red Lotus (*Coming Soon*)
 8. Westminster Row
 - a. Bluebird Family Dentistry
 - b. Central Bank
 9. WYND
 10. Woonerf Residences
 11. Townhomes on Harlan St.
 12. Bowlero Westminster
 13. 92nd Ave Residences
 14. McMurtrey Endodontics
- P - Public Parking



W 92ND PL

W 92ND AVE

36

PLAZA
NORTHWEST

13

W 91ST PL

12

14

FUTURE
EAST PARK

HARLAN ST

WESTMINSTER BLVD

aspire

W 90TH AVE

EATON ST

10

11

9

8

FENTON ST

CENTER PARK
(COMING SPRING 2026)

7

CENTRAL SQUARE

PARK PLACE

CENTRAL AVE

6

W 89TH AVE

BENTON ST

RE SHOPPES

5

4

3

P



P

P

P

2

FUTURE SOUTH PARK

FUTURE SOUTH PARK

1

W 88TH AVE

ASCENT

DT • WESTMINSTER • CO

APPLIANCE
OUTLETSTORE

WESTMINSTER
VILLAGE

BNSF RAILWAY



Community Snapshot: Westminster

Downtown Westminster is alive with energy, where commuters, residents, and professionals intersect daily. Just off US-36, Retail at A&A sits at the gateway to a thriving hub surrounded by walkable streets, new mixed-use developments, and easy regional access. Nearly 19,000 people live within a mile, with more than a million just a short drive away, bringing a constant flow of shoppers, diners, and visitors. With strong household incomes and a growing daytime population, this vibrant community is primed to support businesses that want to be at the center of it all.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Population (2025)	18,923	326,430	1,029,384
Average Household Income (2025)	\$109,171	\$120,273	\$134,456
Daytime Population (2025)	16,256	288,835	1,112,658
Median Age (2025)	35.7	37.7	36.8

TRAFFIC COUNTS

LOCATION	VEHICLES / DAY
US-36 / Denver Blvd Turnpike (near Westminster Blvd)	50,000–100,000+
Sheridan Blvd @ 88th Ave	48,884
92nd Ave (near Central Ave)	26,000
Central Ave (Solaire Shoppes)	15,448

BROOMFIELD

NORTHGLENN

ASCENT
aspire

THORNTON

FEDERAL
HEIGHTS



WESTMINSTER

25

25

36

6

BERKLEY

COMMERCE
CITY

ARVADA

270

70

70

WHEAT
RIDGE

DENVER

RETAIL AT ASPIRE & ASCENT

aspiredtwm.com

ascentwm.com

For more information, please contact:



Nico Demetrian
Associate
720 908 2711
nico.demetrian@cushwake.com

James Arnold
Senior Associate
720 354 2059
james.arnold@cushwake.com



Tyler Bray
Partner
303 808 9172
tyler@malmacre.com

©2025 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. COE-PM-West-10.24.2025