

RETAIL AT ASPIRE & ASCENT

RETAIL SUITES FOR LEASE
DOWNTOWN WESTMINSTER

5850 W. Central Ave & 8860 Westminister 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)

CURRENT TENANTS AT

aspire

SUPERFRUIT
Republic

INKS &
DRINKS

Vatos
tacos • tequila

MADABOLIC

RED LOTUS

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

CURRENT TENANTS AT

ASCENT
DT • WESTMINSTER • CO

TAP & BURGER

SALADY

SHERMAN
ASSOCIATES

SWEET
BLOOM
COFFEE ROASTERS

Edward
Jones

BON CH

X NAIL SPA

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



aspire

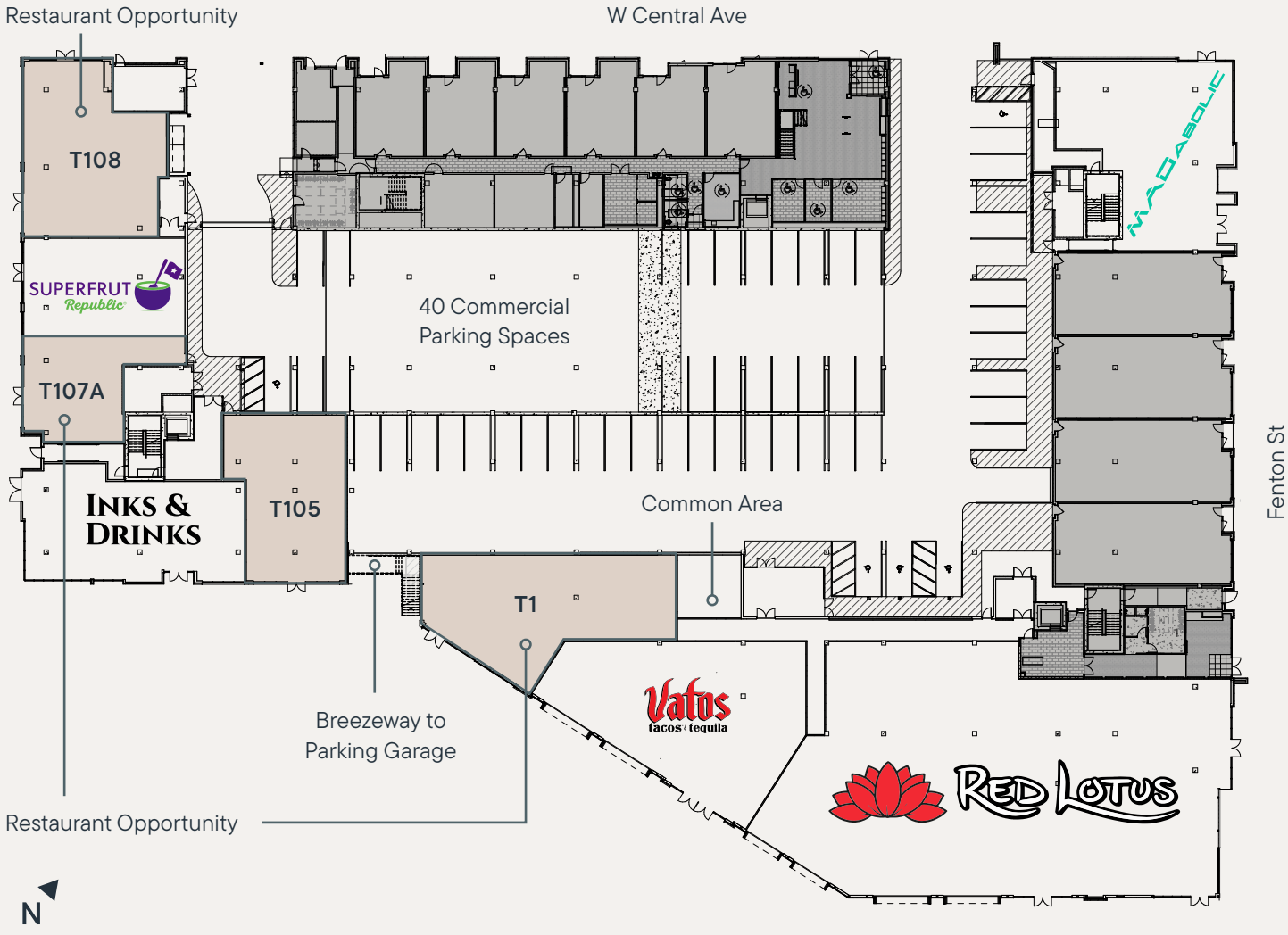
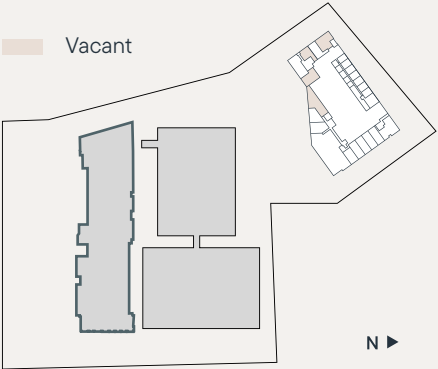
Availabilities at
Aspire

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

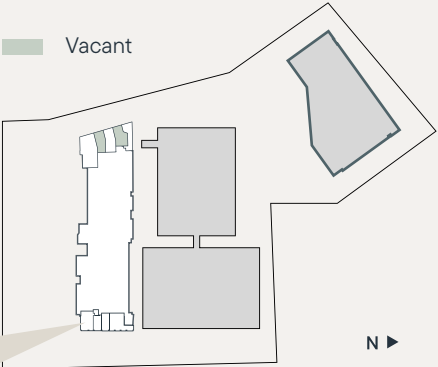
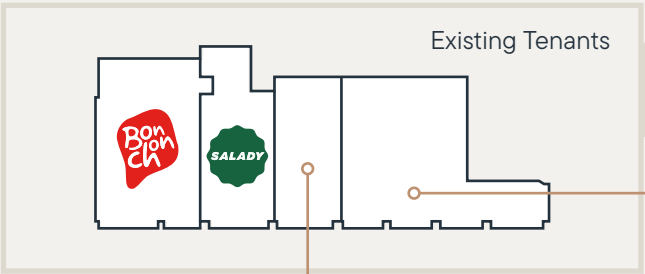
ASCENT
DT • WESTMINSTER • CO

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

GROUND LEVEL

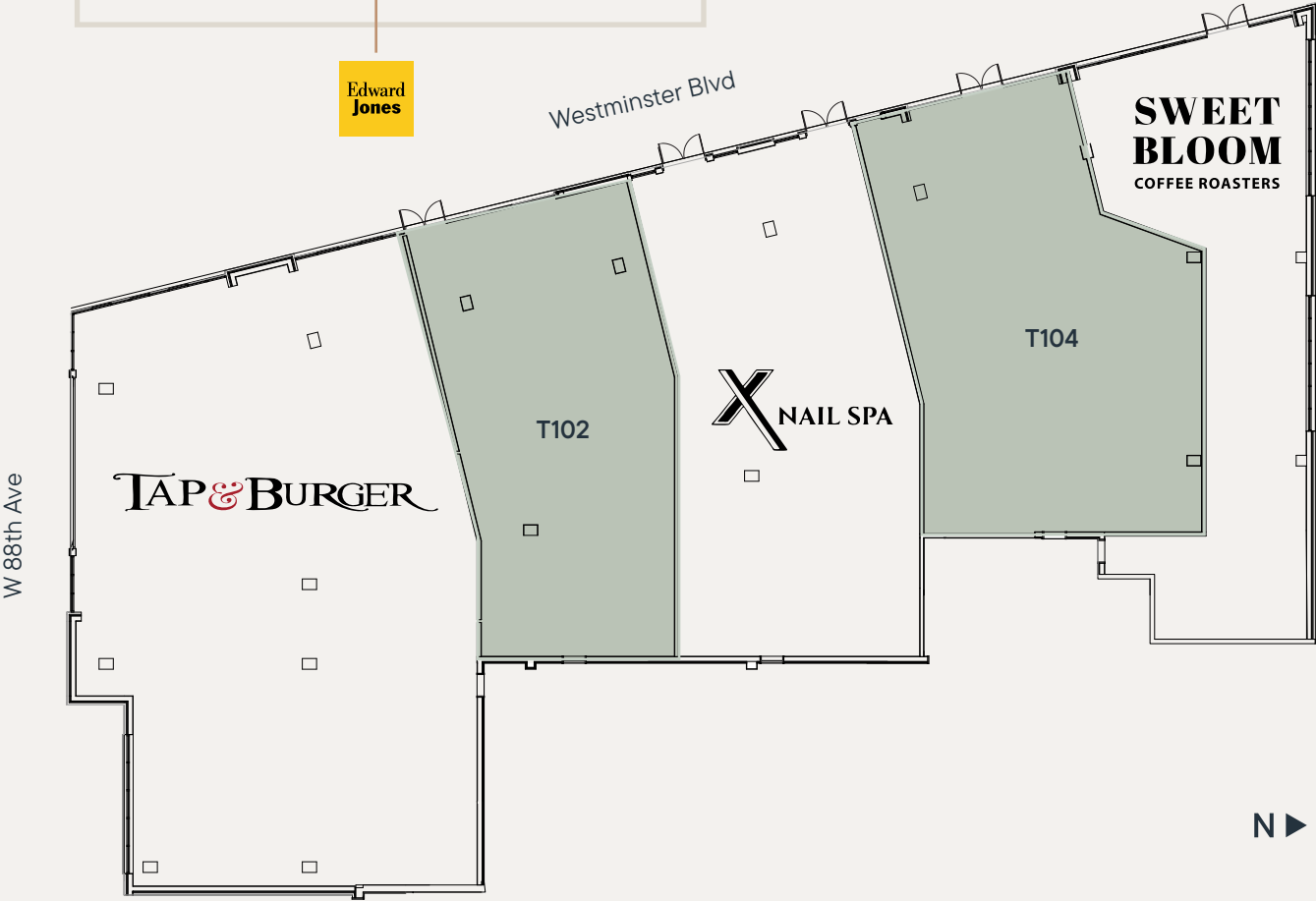
8860 Westminster Blvd | Westminster, CO 80031

AVAILABLE SPACE	RSF
T104	2,380
T102	2,000



SHERMAN
ASSOCIATES

WESTMINSTER
Chamber of Commerce





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 Drafthouse
 - 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

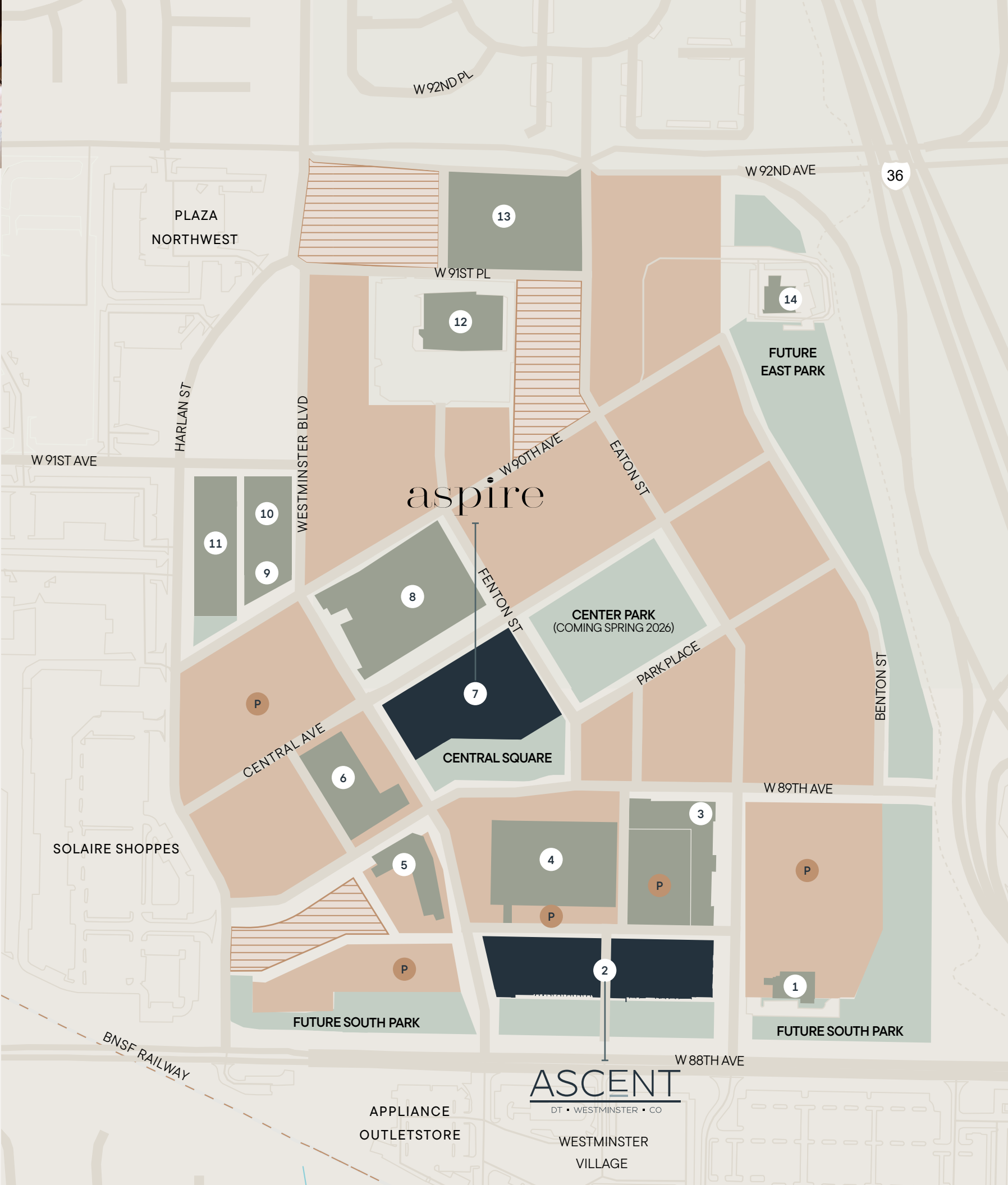
10. Woonerf Residences

11. Townhomes on Harlan St.

12. Bowlero Westminster

13. 92nd Ave Residences

14. McMurtrey Endodontics
- P - Public Parking





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
Avergae 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



RETAIL AT ASPIRE & ASCENT

aspiredtwm.com

ascentwm.com

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