
8875 WESTMINSTER BOULEVARD
WESTMINSTER, CO 80031



RESTAURANT/RETAIL SPACE

*ORIGIN HOTEL SUITE FOR LEASE OR PURCHASE
DOWNTOWN WESTMINSTER*

RESTAURANT/RETAIL



*NEARBY TENANTS AT
8875 WESTMINSTER BOULEVARD
WESTMINSTER, CO 80031*

**SWEET
BLOOM**
COFFEE ROASTERS



FAMILLE



Lyft₂₄

TAP & BURGER

X NAIL SPA

Vatos
tacos & tequila





ORIGIN HOTEL

HOTEL

ORIGIN
HOTEL

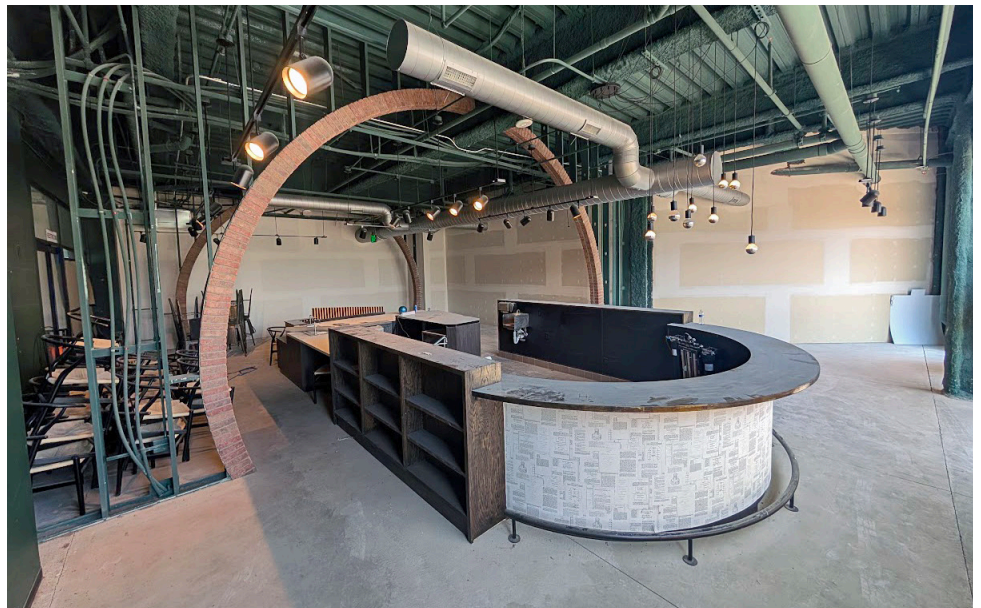
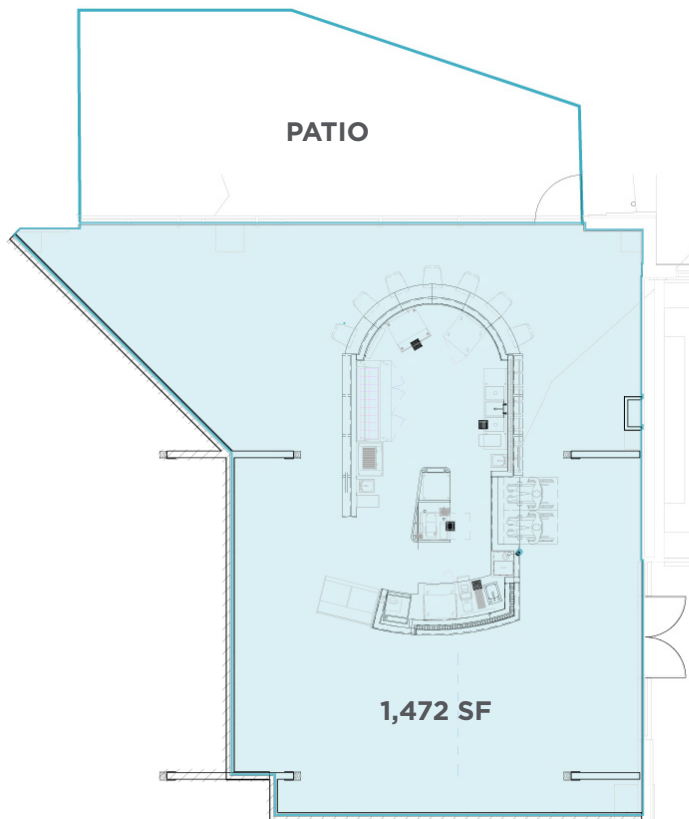
DOWNTOWN
WESTMINSTER

Property Highlights

Modern downtown restaurant or retail opportunity with hotel, shopping and entertainment, miles of hiking and biking trails, and easy access to Denver, Boulder, and Golden. Conveniently situated off HWY 36, and 30 miles from Denver International Airport (DEN). Breathtaking Rocky Mountain views and locally inspired amenities for a quintessential Colorado experience.

<i>PREMISES SIZE:</i>	1,472 SF
<i>LEASE RATE:</i>	\$25/SF
<i>NNN:</i>	\$15.53/SF
<i>AVAILABLE:</i>	Immediately
<i>PATIO:</i>	Oversized
<i>FOR SALE:</i>	Call Brokers

Floor & Site Plan



Amenity Map

1. Olive Garden
2. Ascent Westminster Apartments
 - a. Bonchon
 - b. Edward Jones
 - 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. Hope Pediatric Dentistry
 - b. Lash & Company MedSpa
 - c. PetVet 365 Westminster
4. JC Penny
5. Origin Hotel
 - a. Famille Restaurant
 - b. Lyft24
6. Alamo Draffthouse
 - a. Pandora's Box
 - b. 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



DEVELOPED SITES



AVAILABLE SITES



PARKS



PSA OR
DEVELOPER
AGREEMENT



Community Snapshot:

Westminster

Downtown Westminster is alive with energy, where commuters, residents, and professionals intersect daily. Just off US-36, Downtown Westminster is 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	3 MILES	5 MILES
Population (2025)	16,920	131,094	321,387
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 Boulevard Turnpike	50,000-100,000+
Sheridan Boulevard	48,884
92nd Avenue	26,000
Central Avenue	15,448



**AVAILABLE
RESTAURANT/RETAIL SPACE**



WESTMINSTER

RESTAURANT/RETAIL SPACE AT ORIGIN HOTEL

8875 Westminster Boulevard, Westminster, CO 80031



CONTACT INFORMATION

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