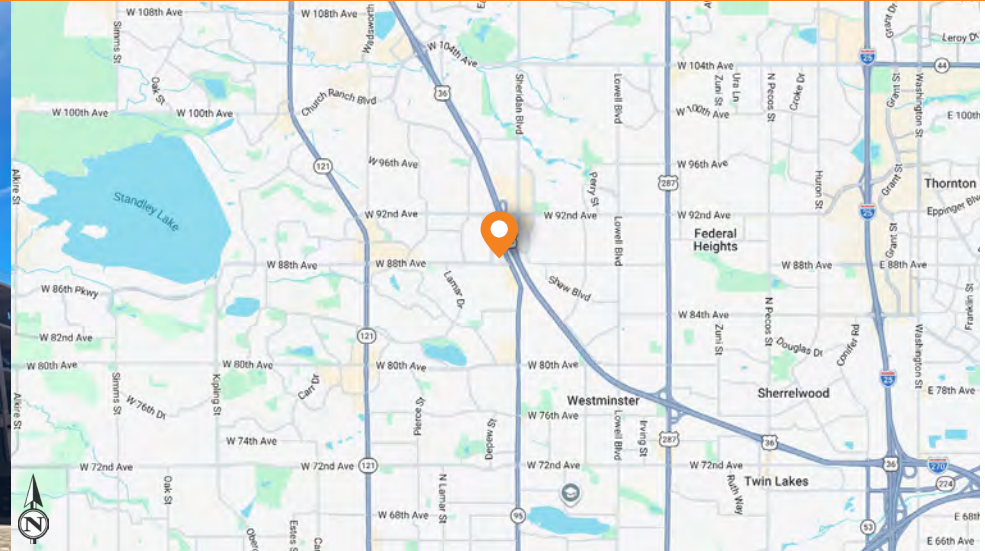


EATON STREET RETAIL



8877 EATON ST - WESTMINSTER, CO



AVAILABLE

- 1,684 RSF turn key chiropractic space

[CLICK HERE FOR VIRTUAL TOUR OF 1,684 SF SPACE](#)

- 1,786 RSF
- 3,675 RSF
- 3,759 RSF

ROBIN NICHOLSON

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PROPERTY HIGHLIGHTS

- New restaurant and retail space for lease in Downtown Westminister.
- Join tenants: Alamo Drafthouse, Bonchon, Tap & Burger, Origin Hotel, Lash + Company, PetVet 365, and Pediatric Dental.
- Future commercial development and projects adjacent to free 4 hour customer parking garage.
- City-wide events year round at Center Park (Fall Harvest Festival, Craft Beer Fest, Movies in the Park).



TRAFFIC COUNTS

On 88th Ave west of Pierce Street	21,327 CPD
On Hwy 36 north of 88th Avenue	93,044 CPD
On Hwy 36 south of 88th Avenue	124,569 CPD

Source: CDOT 2025

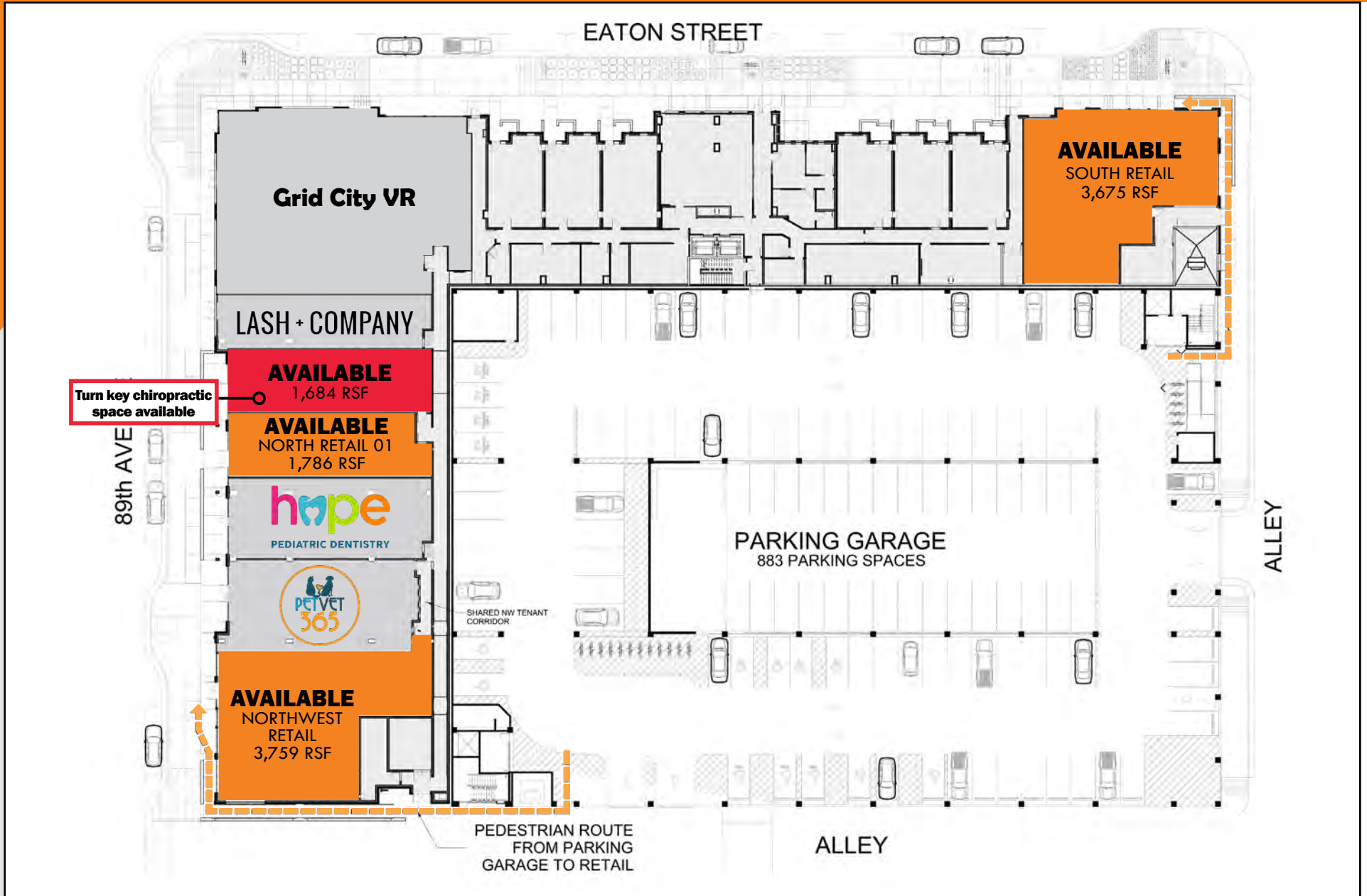
DEMOGRAPHICS

	1 MILE	5 MILE	10 MILE
POPULATION	17,506	140,033	324,564
AVERAGE HH INCOME	\$108,051	\$117,462	\$119,431
BUSINESSES	781	4,969	13,805
EMPLOYEES	7,197	39,501	117,294

Source: Applied Geographic Solutions, 2025 Estimates

EATON STREET RETAIL

8877 EATON ST - WESTMINSTER, CO



EATON STREET RETAIL



8877 EATON ST - WESTMINSTER, CO



1
OPENING Q4 2025
 VH Vertikal, LLC
 200 Active Adult Units/15k s.f. retail



3
FUTURE TOWNHOMES & CONDOMINIUMS
 Downtown Westminister Residences



5
OPEN
 Townhomes on Harlan
 34-townhomes



7
OPEN
 Marczyk Fine Foods
 8k s.f. retail



KOELBEL

DOWNTOWN WESTMINSTER



2
OPEN
 Aspire Westminister
 226 units/38k s.f. retail



4
OPEN
 Origin Hotel
 125-room boutique hotel/15k s.f. retail



6
OPEN
 Alamo Drafthouse
 9-screen theater/restaurant



8
OPEN
 Westminister Row
 274 units/17k s.f. retail



9
OPEN
 Ascent Westminister
 255 units/22k s.f. retail



10
OPEN
 8877 Eaton
 118 units/27k s.f. retail



11
OPENING Q2 2025
 Center Park
 2.9 acres



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