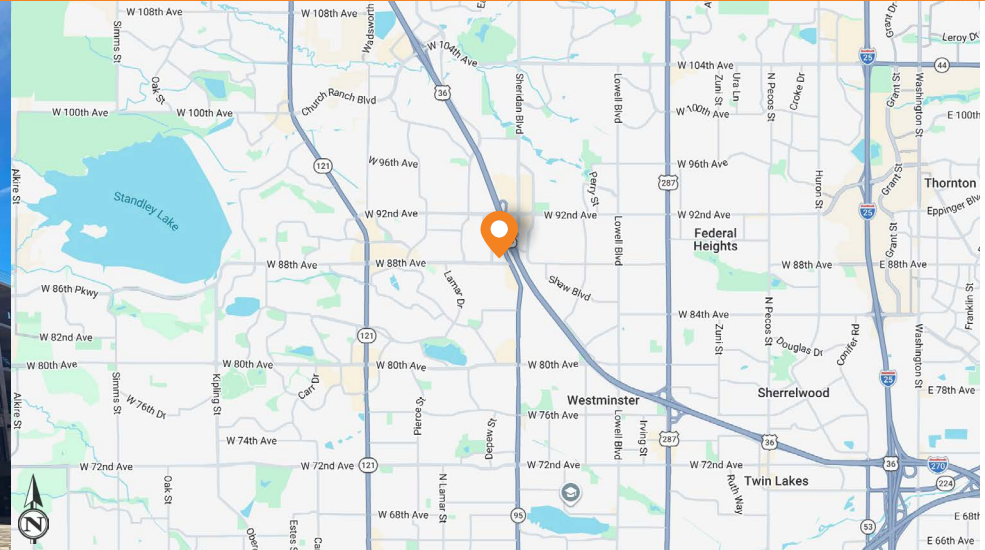


# EATON STREET RETAIL



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

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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 Aerostat Park (Fall Harvest Festival, Craft Beer Fest, Movies in the Park).



## TRAFFIC COUNTS

<b>On 88th Ave east of Pierce Street</b>	24,715 CPD
<b>On Hwy 36 north of 88th Avenue</b>	99,491 CPD
<b>On Hwy 36 south of 88th Avenue</b>	129,922 CPD

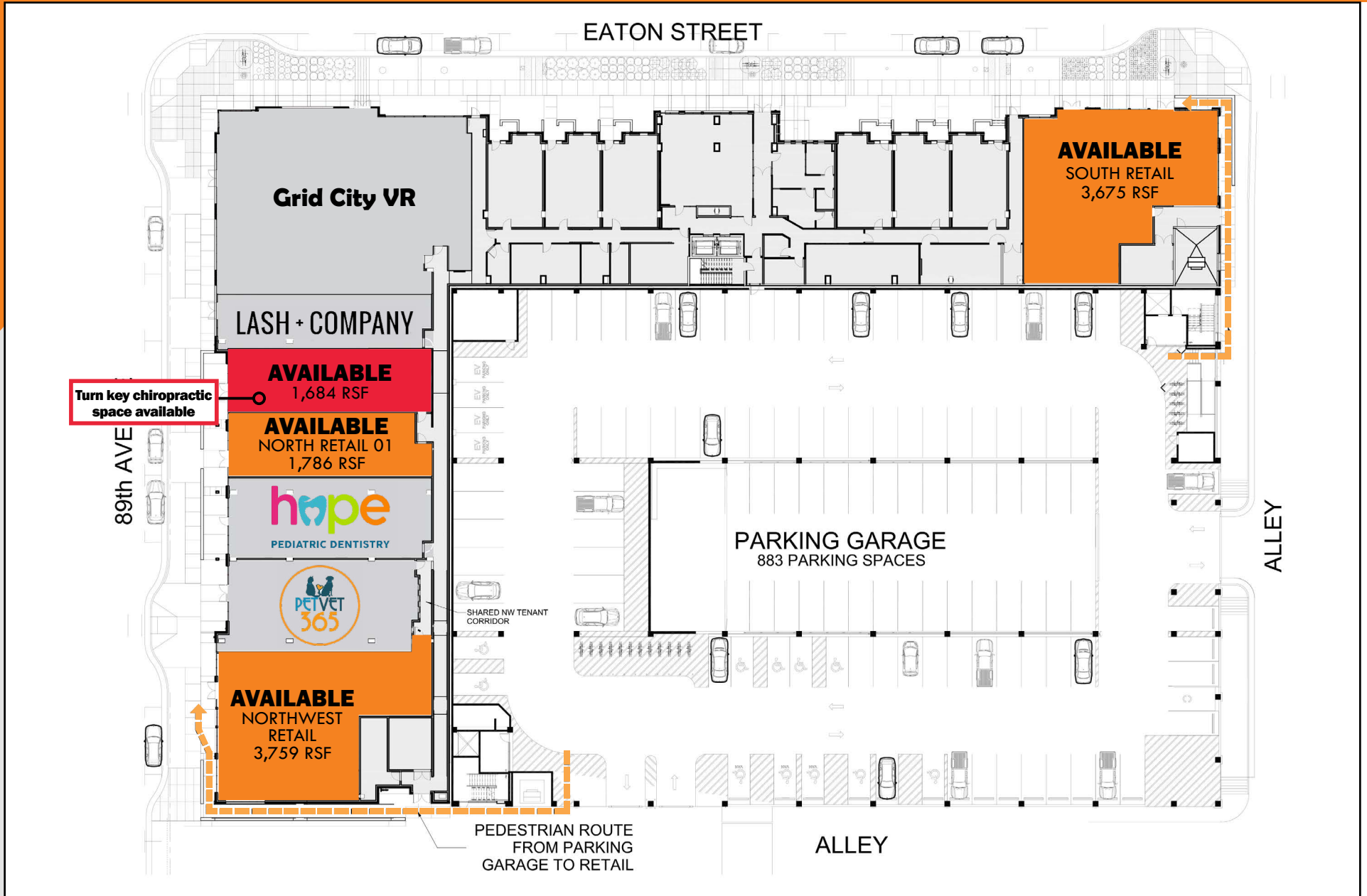
Source: CDOT 2026

DEMOGRAPHICS	1 MILE	5 MILE	10 MILE
<b>POPULATION</b>	17,742	139,392	323,810
<b>AVERAGE HH INCOME</b>	\$111,676	\$118,991	\$122,087
<b>BUSINESSES</b>	812	5,129	16,099
<b>EMPLOYEES</b>	7,476	40,103	145,119

Source: Applied Geographic Solutions, 2026 Estimates

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