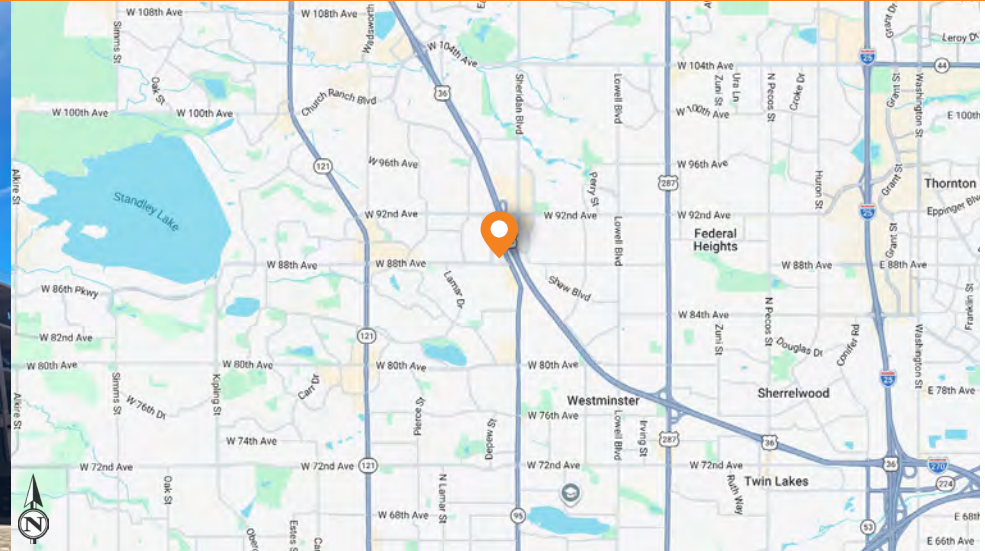


EATON STREET RETAIL



8877 EATON ST - WESTMINSTER, CO



8877
EATON

FOR LEASE

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

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

Source: CDOT 2026

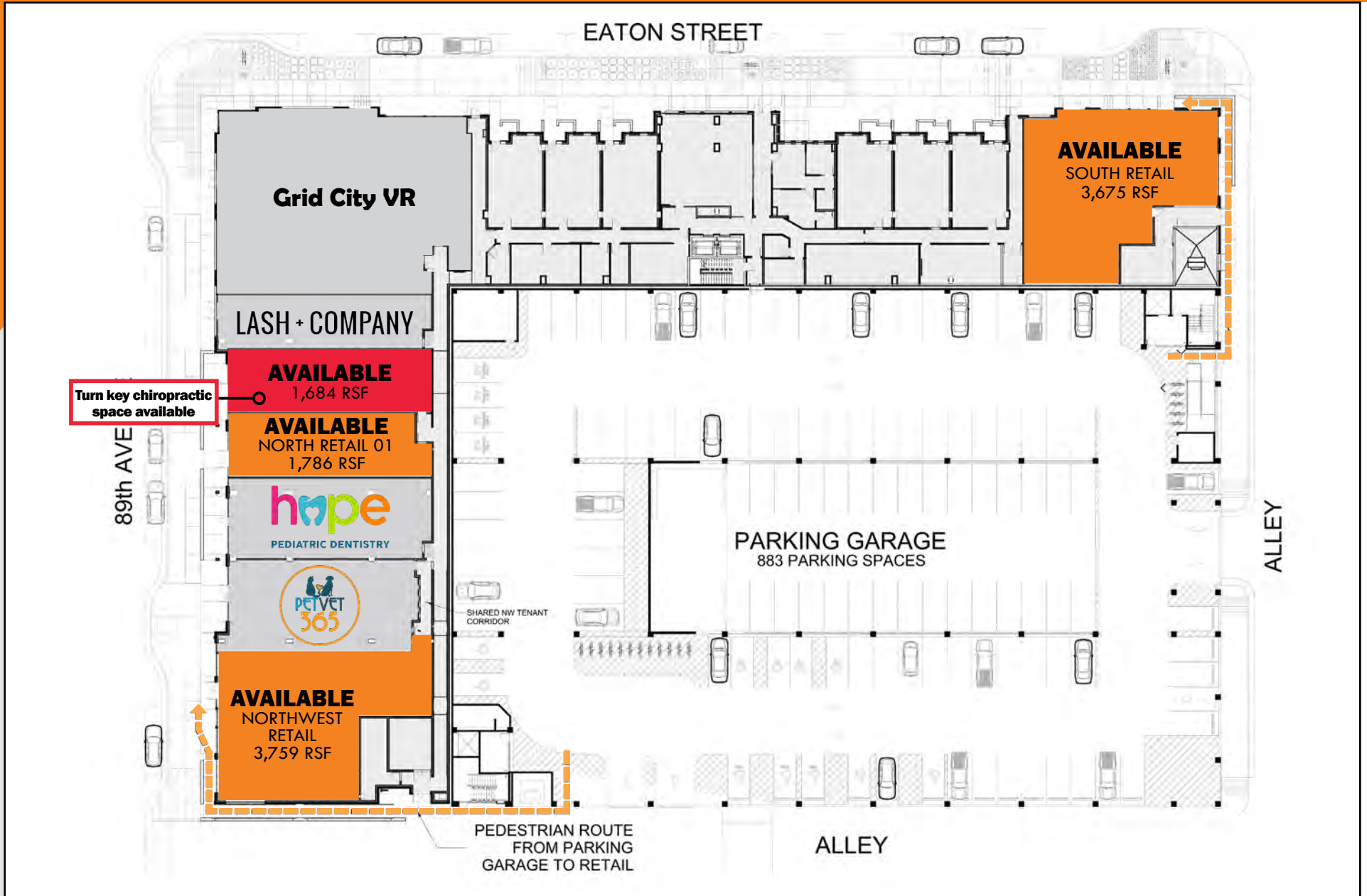
DEMOGRAPHICS

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

Source: Applied Geographic Solutions, 2026 Estimates

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