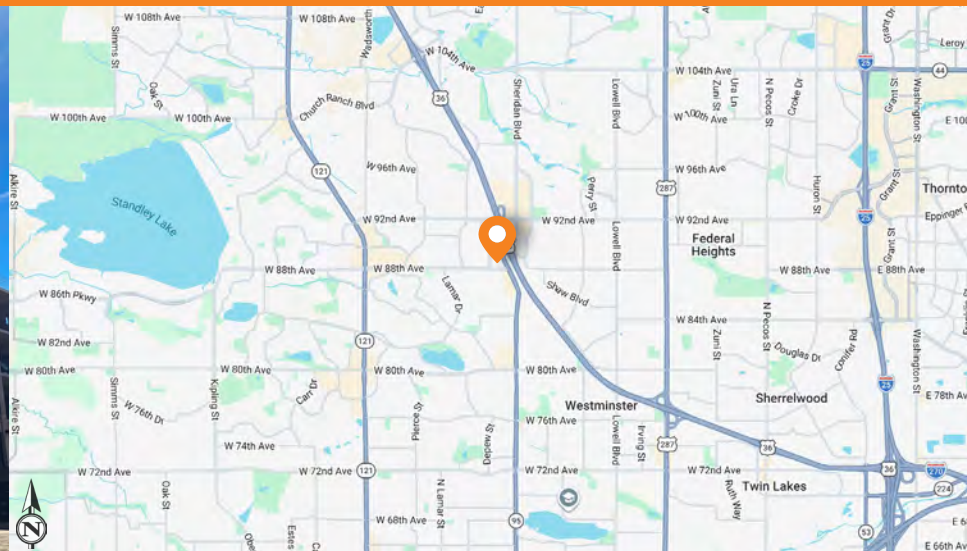


EATON STREET RETAIL

8877 EATON ST - WESTMINSTER, CO



AVAILABLE

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

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, Pediatric Dental and I Get It Chiropractic.
- 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

ROBIN NICHOLSON

303.577.9971
robin.nicholson@dhlb.com

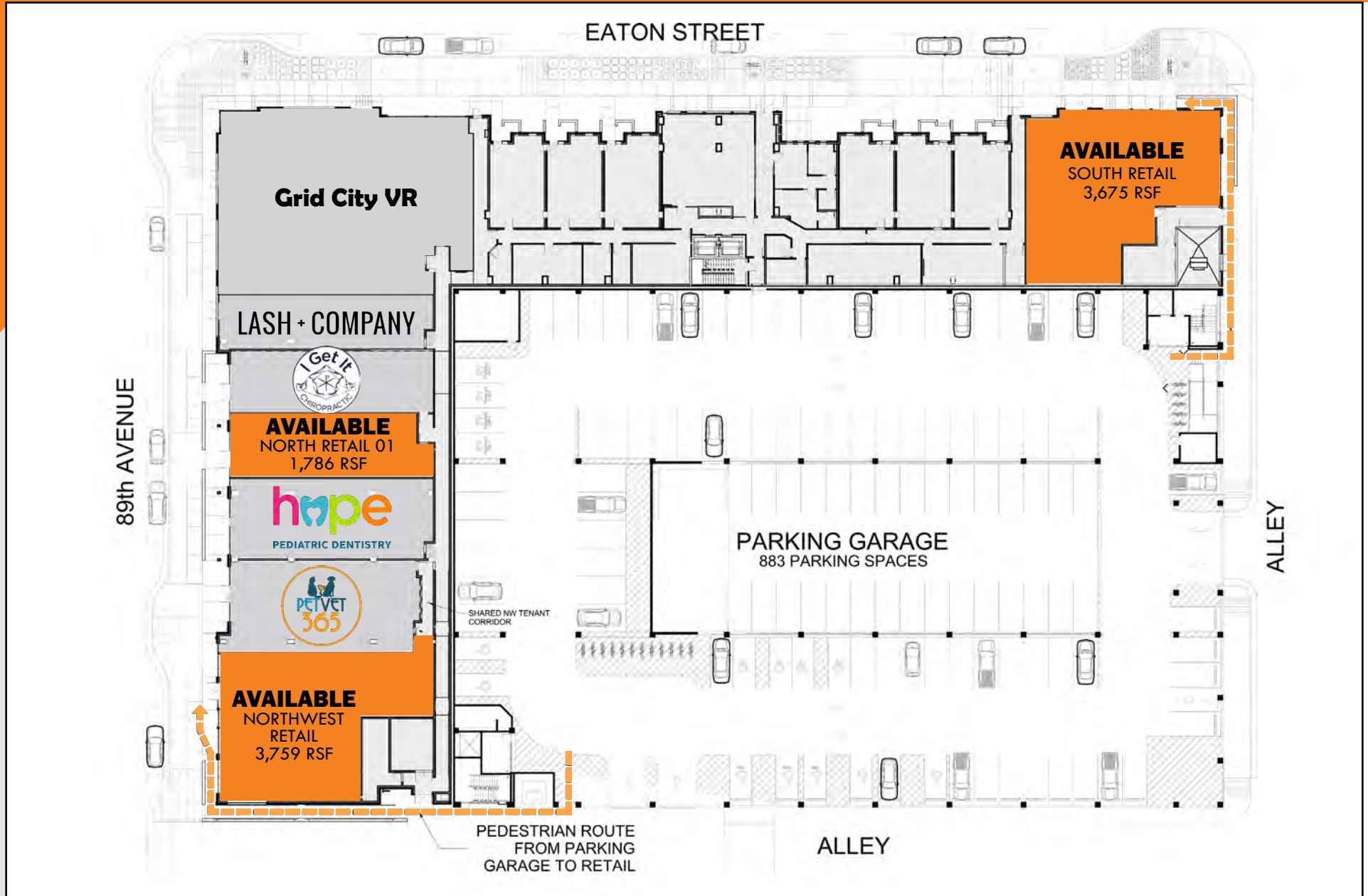
KRISTEN GRANDA

303.577.9964
kristen.granda@dhlb.com

KOELBEL

EATON STREET RETAIL

8877 EATON ST - WESTMINSTER, CO



EATON STREET RETAIL

8877 EATON ST - WESTMINSTER, CO



Map Labels and Store Locations:

- Westminster Promenade:** Bowlero, Dave & Buster's, Butterfly Pavilion, AMC Theatres.
- 104th Ave:** KING Scoopers.
- West Field:** Walmart, Hobby Lobby, Office Depot, Best Buy.
- Westminster City Center:** Trader Joe's (proposed), Five Below, Barnes & Noble Booksellers, Sierra, Golf Galaxy, Ross Dress for Less, Petco.
- Brookhill V:** Epic Mountain Gear, Murdoch's.
- Towne Center At Brookhill:** The Home Depot, Burlington, Urban Air Adventure Park, Mattress Firm.
- 88th Ave:** Costco Wholesale, H Mart, Lowe's.
- Westminster Village:** Harbor Freight, Guitar Center, Chozé Fitness.
- Downtown Westminster:** Alamo, Bowlero, JCPenney.
- King Square Center:** Pet Supplies Plus, KING Scoopers.
- Lake Arbor Shopping Center:** Safeway.
- Northridge Shopping Center:** Target.
- Market Square Shopping Center:** KING Scoopers, Petco.
- The Shops at Walnut Creek:** Target, Michaels, HomeGoods, TJ-Maxx, PetSmart.

Key Features:

- Wadsworth Blvd:** Runs vertically through the center of the map.
- Highway 36:** Runs horizontally across the middle of the map.
- Highway 104:** Runs horizontally at the top of the map.
- Home Depot Logo:** Located in the bottom left corner of the map.
- Star and 'SITE' Label:** Mark the location of the new Home Depot store at the intersection of Wadsworth Blvd and 88th Ave.



5750 DTC Parkway, Suite 200
Greenwood Village, CO 80111

www.dhlb.com

ROBIN NICHOLSON

303.577.9971

robin.nicholson@dhlb.com

KRISTEN GRANDA

303.577.9964

kristen.granda@dhlb.com

[CLICK HERE FOR
BROKER DISCLOSURE](#)