

Retail / Office Space for Lease

8020 N FEDERAL BOULEVARD, WESTMINSTER, CO 80031



Overview

Hoff & Leigh is excited to present a desirable retail/office unit available for lease at 8020 Federal Boulevard #6, on the corner of Federal and 80th Avenue in Westminster. Positioned in a lively multi-tenant retail shopping center, this 805 SF unit has a reception area, 2 private offices, 2 private restrooms, 2 entrances, 8' drop-ceiling, and was most recently a counseling services business. Come join this lively center in the growing market of Westminster!

For more info, please text/call: Michael Crawford: (720) 683-0399. Mcrawford@HoffLeigh.com

Unit #6: 805 SF x \$19 /SF/YR (+\$8.50/SF/YR NNN) = \$1,870 / Month

Hoff & Leigh listing website: <https://www.hoffleigh.com/listing/8020-n-federal-boulevard/>

Unit:	Size:	Price:
6	805 SF	\$19 /SF/YR (+\$8.50/SF/YR NNN) = \$1,870 / Month

Highlights

- 1st Floor Unit With Natural Light
- 2 Offices, 2 Bathrooms, 2 Entrances
- Monument Signage and Storefront Sign
- Great Visibility on Federal Boulevard
- High Traffic Count on Federal Boulevard
- Ample On-Site Parking (40 Spaces)
- Zoning: B-1
- Growing Market in Westminster
- 3-5 Year Lease Term

Property Details

	Lease Rate \$19.00 SF/YR (+ \$8.50 SF/YR NNN)		Building Size 10,050 SF
	Space Available 850 SF		Zoning B-1
	Lot Size 0.45 Acres		

Rev: April 11, 2024



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Michael Crawford

C: 720.683.0399

O: 720.572.5187

MCrawford@HoffLeigh.com

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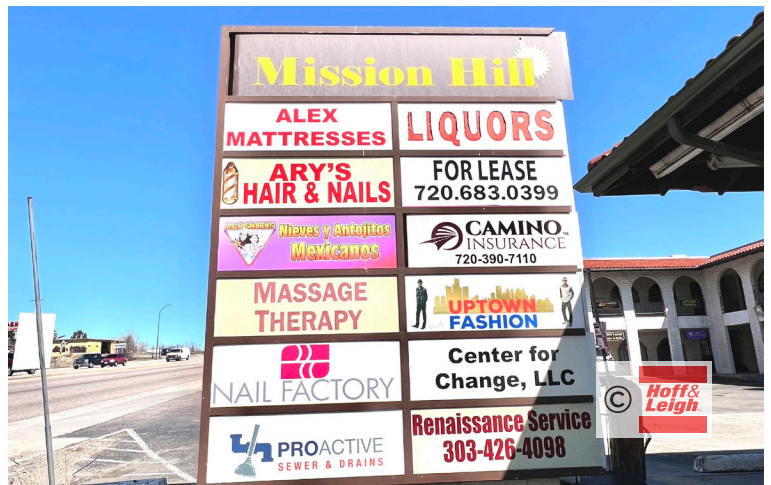
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DEMOGRAPHICS



153,299
Population



35.3
Median Age



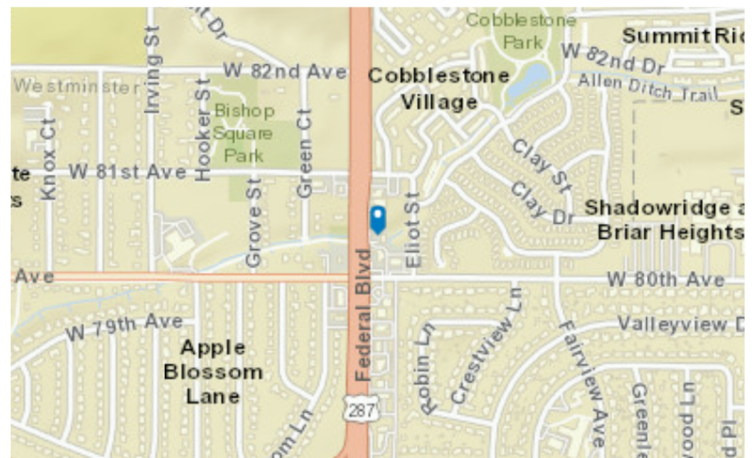
2.7
Average Household Size



\$69,551
Median Household Income

TRAFFIC COUNT

Cross street	VPD	Distance
W 80th Ave	36,200	0.0
N Elliot St	6,300	0.1
Zuni St	4,546	0.1
Appleblossom Ln	8,716	0.1
Appleblossom Ln	11,520	0.1



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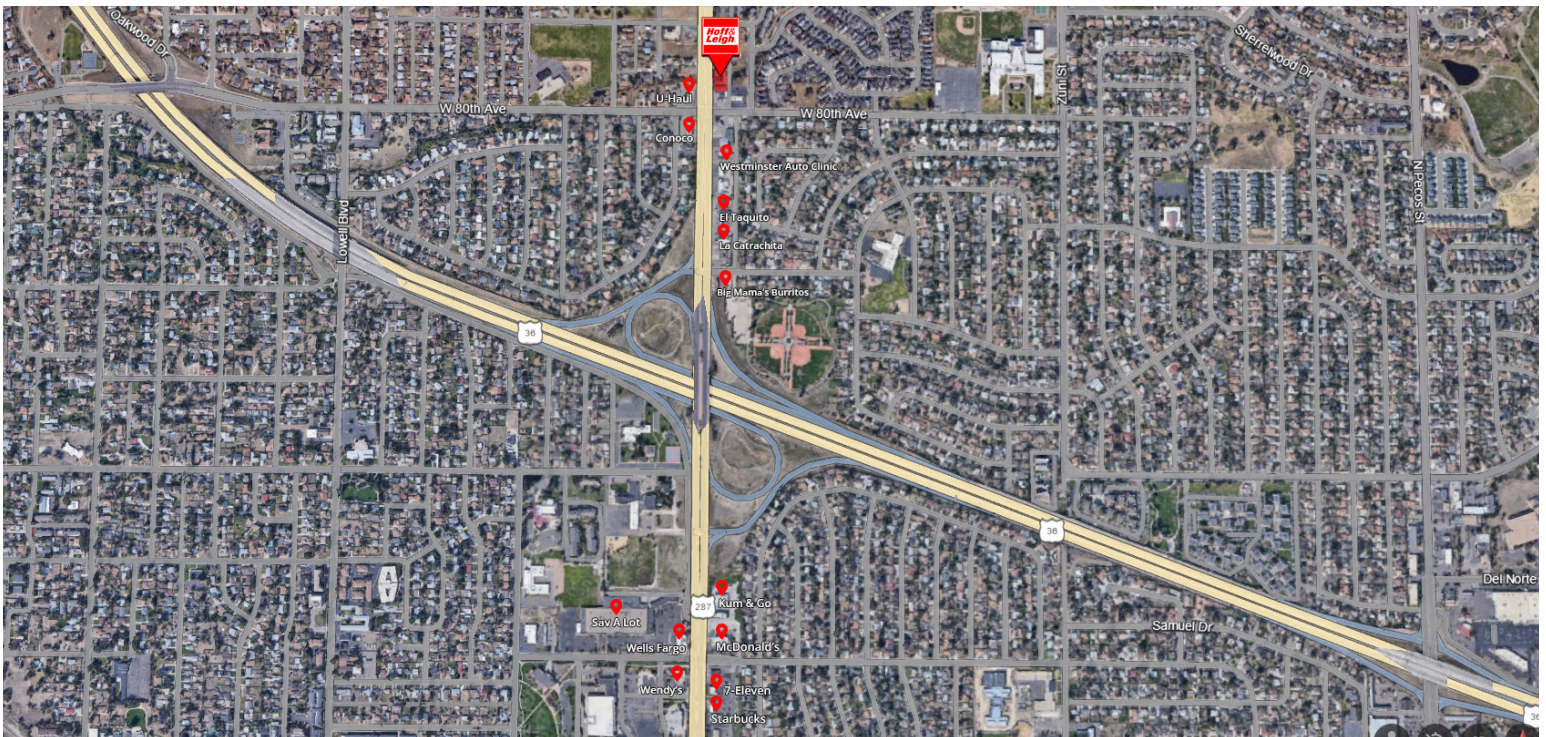
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