

Retail Space For Lease

8129 W 94TH AVENUE, WESTMINSTER, COLORADO 80021



Overview

Hoff & Leigh is excited to present a desirable retail unit available For Lease at 8129 W 94th Ave on the signalized corner of Wadsworth and 94th Ave in Westminster. Positioned in the same center as Comfort Dental and Salsas Mexican Restaurant, this 1,100 SF unit has a retail entrance area, 2 large private offices, conference area, storage closet, 1 private restroom, and was most recently a computer repair company. Come join this lively center in the growing market of Westminster!

Boulevard Shops shopping center currently has the following tenants: Comfort Dental, Cracovia Polish restaurant, Aspen Lodge Mediterranean restaurant, Radiant Martial Arts, Haze Smokeshop, Nail salon, Rebel Promotions, Lifetime Health & Wellness, and Salsas Mexican restaurant.

1,100 SF x \$21/SF/YR (+\$7.94/SF/YR NNN) = \$2,652/Month

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

Highlights

- Available 2/1/26
- 2 private offices
- 1 private bathroom
- Conference area
- Storage closet and alley access
- High traffic count on Wadsworth Blvd
- Excellent street front visibility on Wadsworth Blvd
- Ample on-site parking

Property Details

	Lease Rate \$21.00 SF/YR (NNN)		Building Size 22,034 SF
	Space Available 1,100 SF		Zoning PUD (Westminster)
	Lot Size 2.06 Acres		

Rev: January 8, 2026

**Michael Crawford**

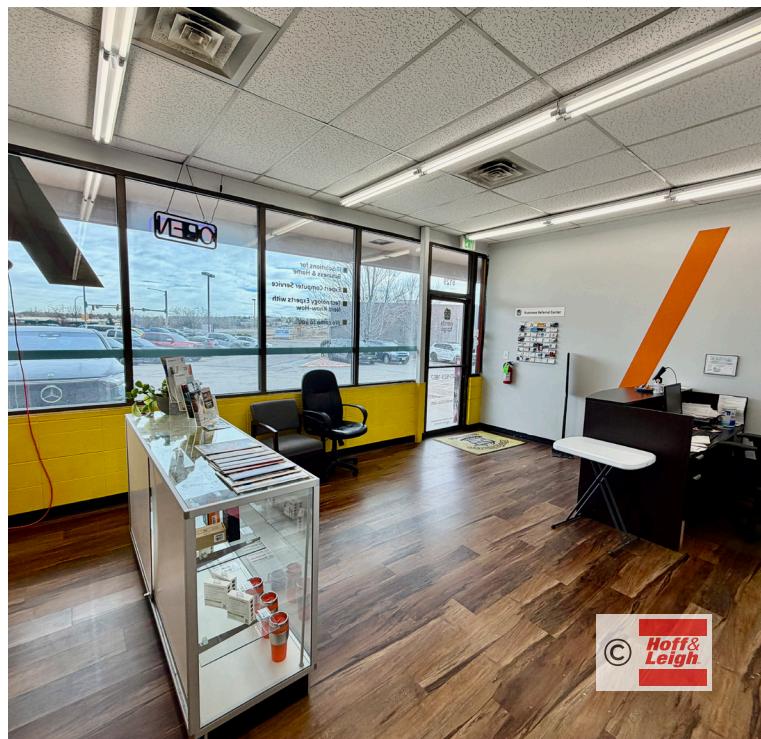
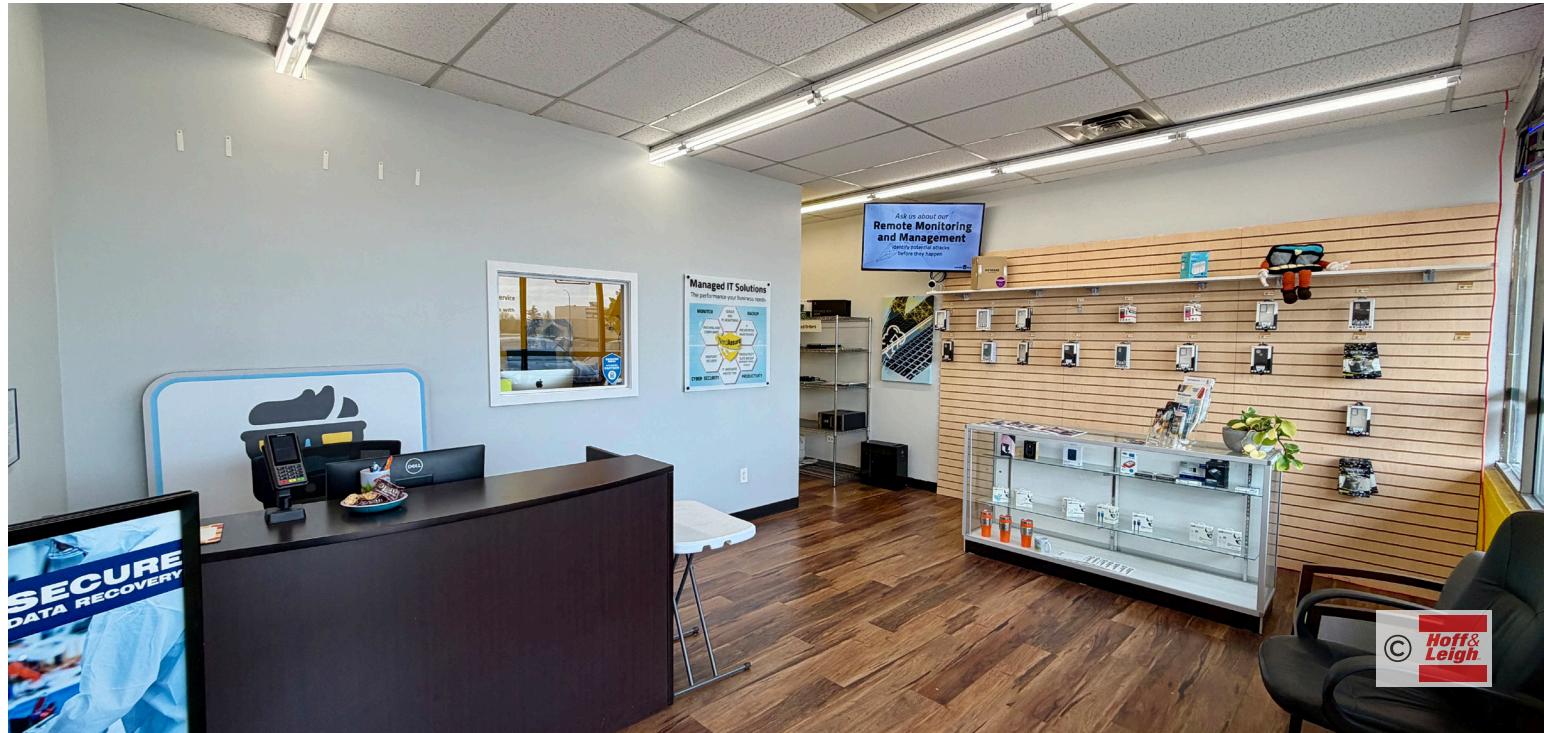
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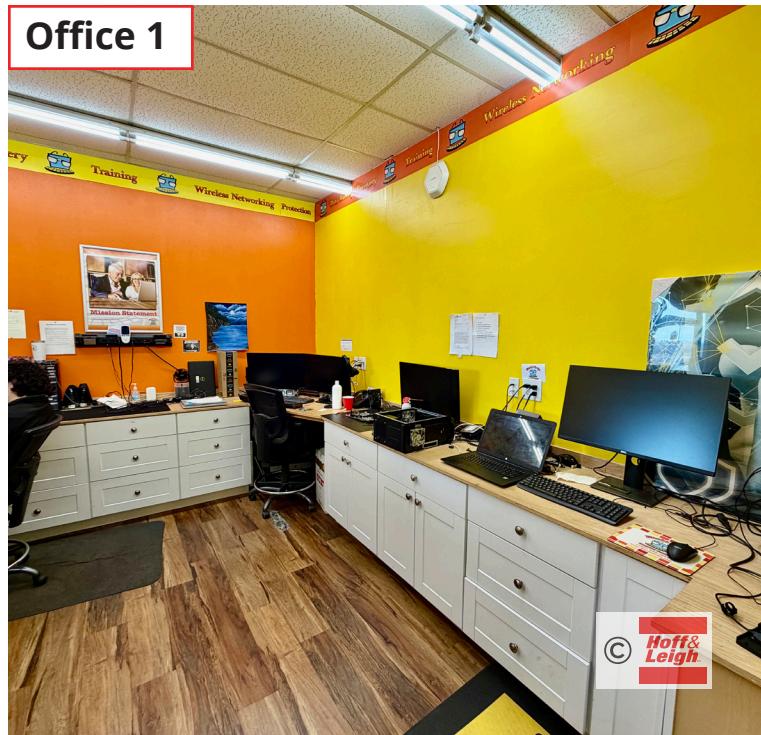


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Office 1**Office 2****Conference Area****Conference Area**

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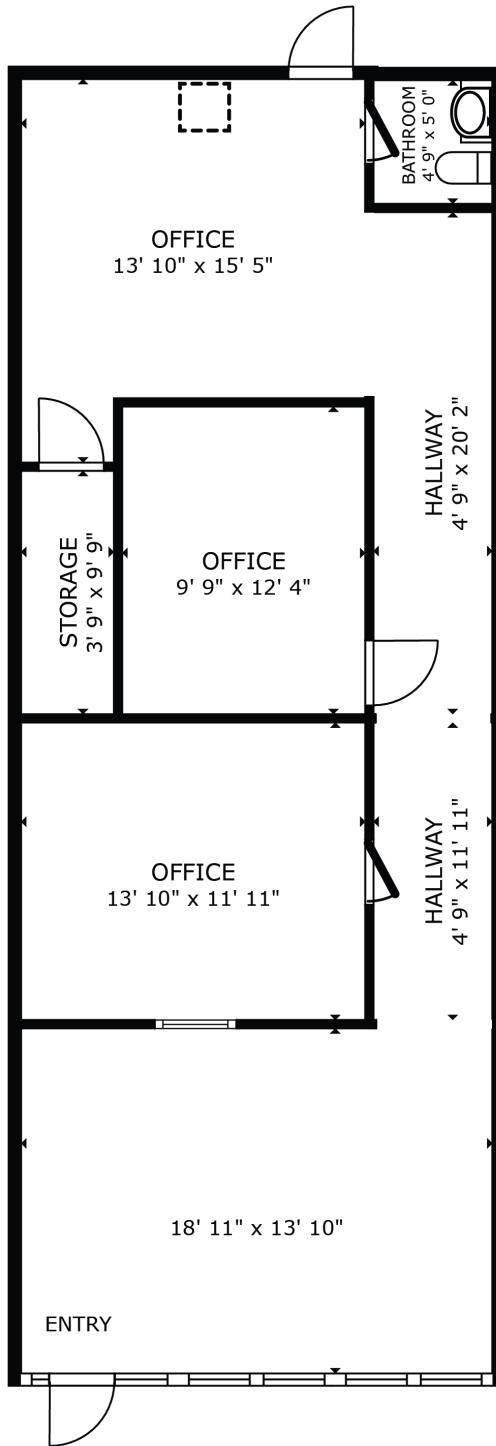
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Floor Plan



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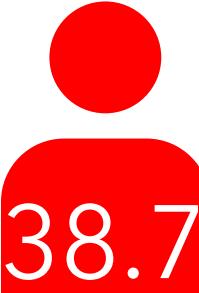
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DEMOGRAPHICS



97,630
Population



38.7
Median Age



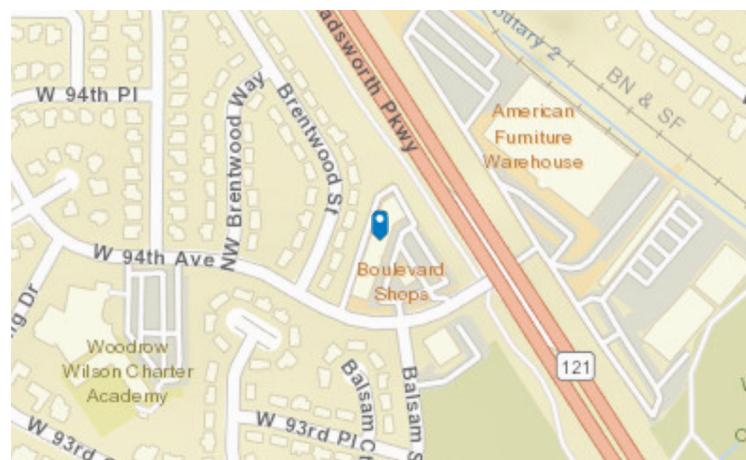
2.5
Average Household Size



\$107,020
Median Household Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Independence Dr	34,000	0.2
W 94th Ave	41,280	0.2
W 92nd Ave	41,550	0.3
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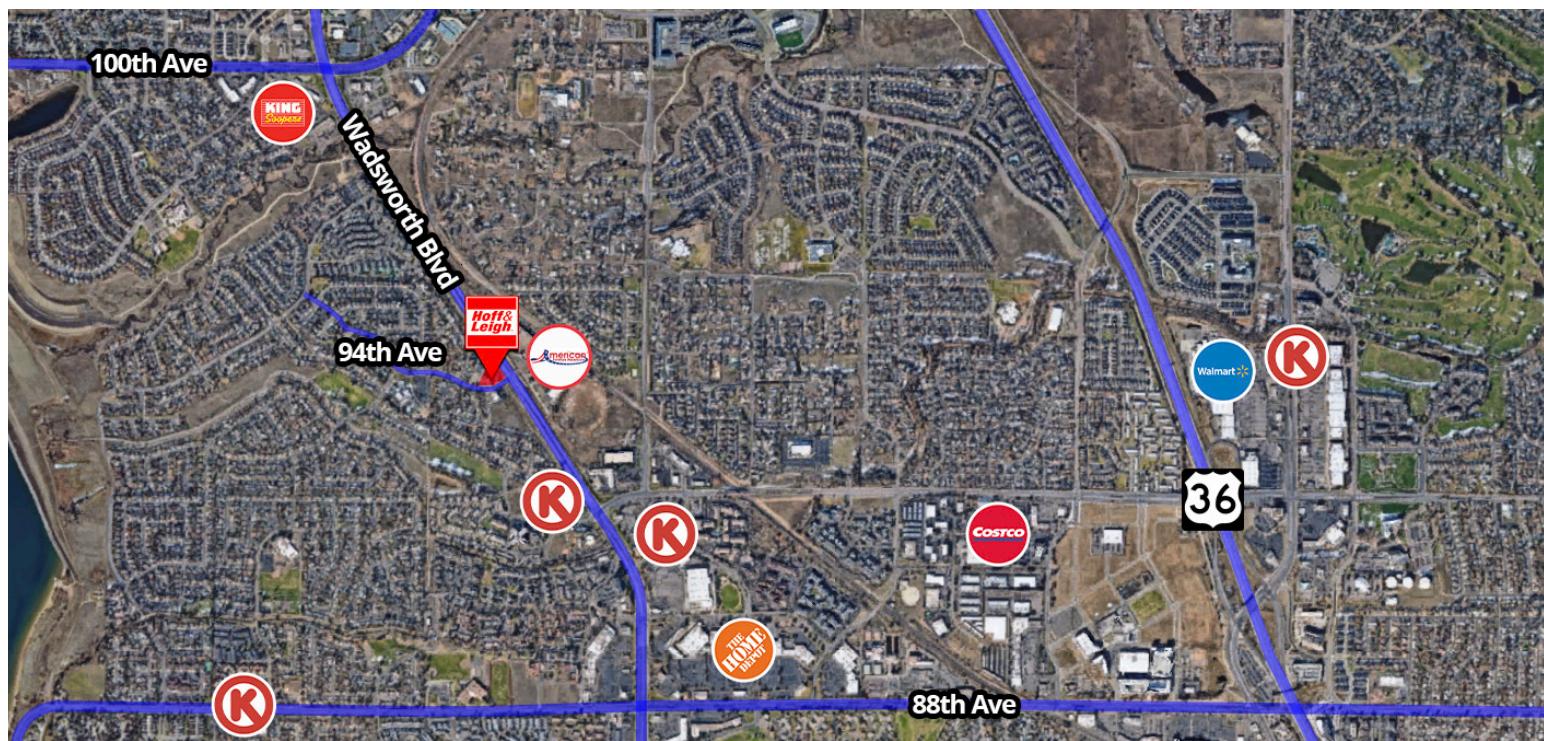


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