

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 Westminister. 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 Westminister!

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 (Westminister)
	Lot Size 2.06 Acres		

Rev: January 8, 2026





Retail Space For Lease

8129 W 94TH AVENUE, WESTMINSTER, COLORADO 80021



Rev: January 8, 2026



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



Retail Space For Lease

8129 W 94TH AVENUE, WESTMINSTER, COLORADO 80021

Office 1



Office 2



Conference Area



Conference Area



Rev: January 8, 2026



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

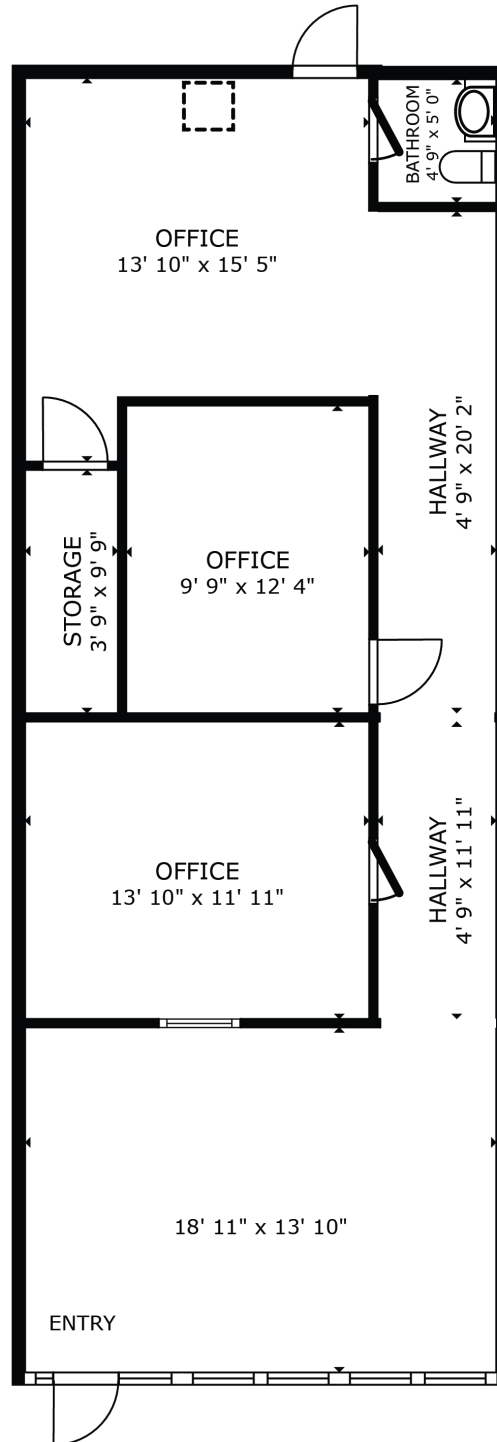
O: 720.572.5187

MCrawford@HoffLeigh.com

Retail Space For Lease

8129 W 94TH AVENUE, WESTMINSTER, COLORADO 80021

Floor Plan



Rev: January 8, 2026

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

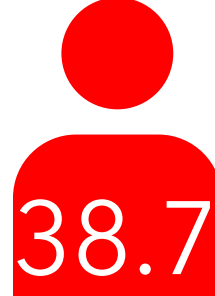
Retail Space For Lease

8129 W 94TH AVENUE, WESTMINSTER, COLORADO 80021

DEMOGRAPHICS



97,630
Population



38.7
Median Age



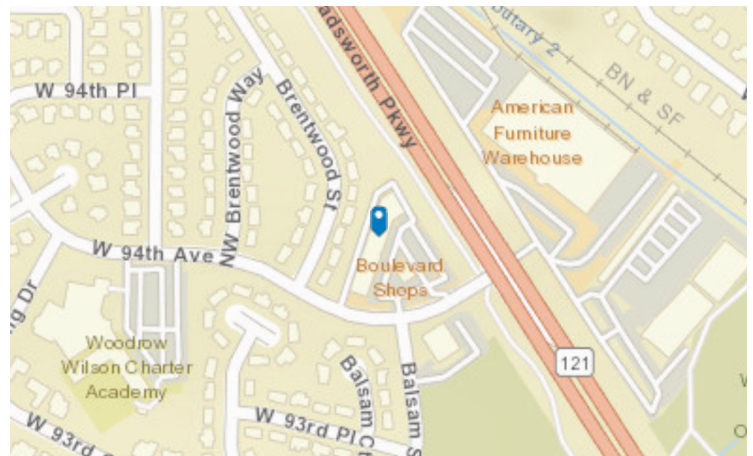
2.5
Average
Household Size



\$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
W 92nd Ave	41,550	0.3



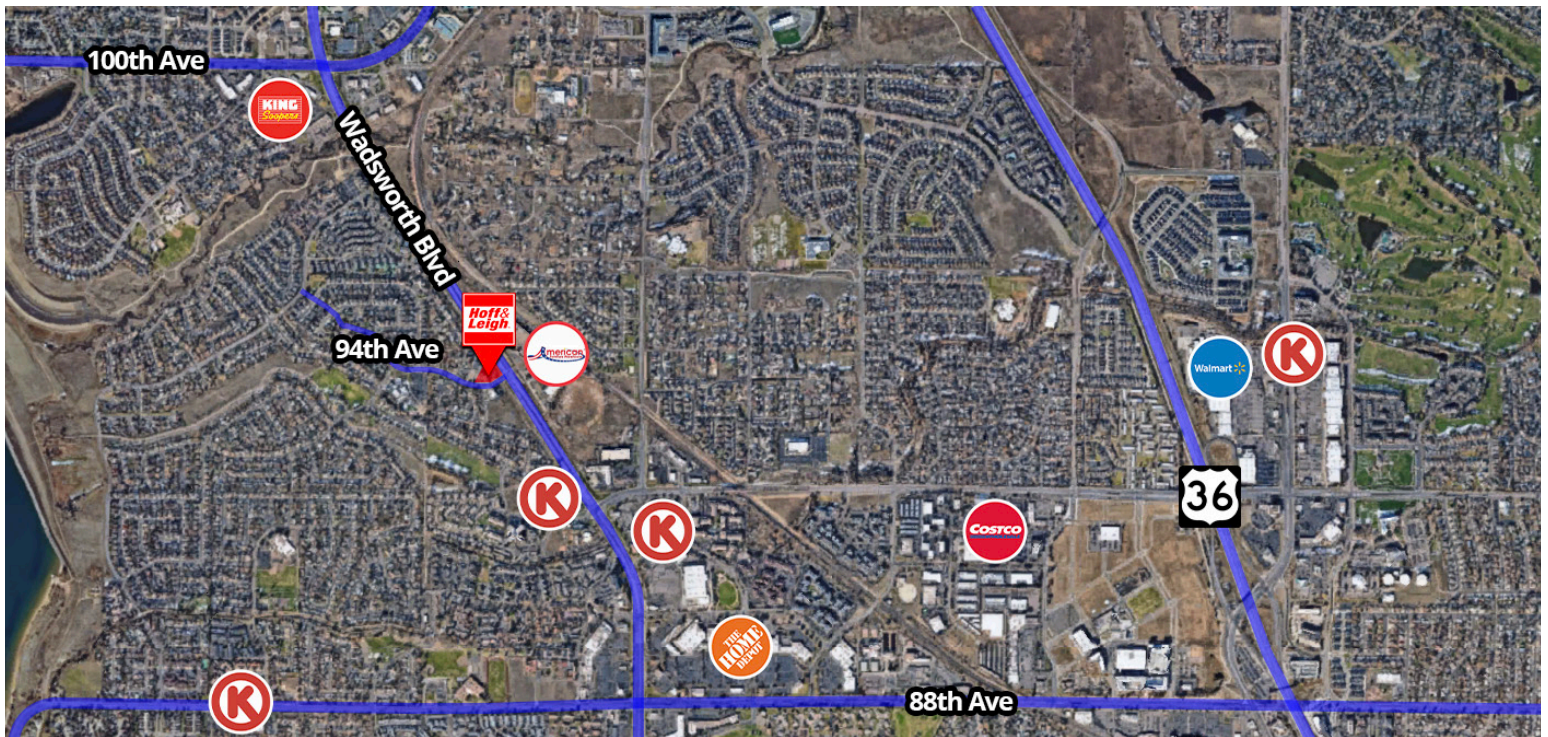
Rev: January 8, 2026





Retail Space For Lease

8129 W 94TH AVENUE, WESTMINSTER, COLORADO 80021



Rev: January 8, 2026



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