

Retail/Office Space for Lease

8020 N FEDERAL BLVD, WESTMINSTER, COLORADO 80031

NEW FLOORING! GREAT VISIBILITY!

Unit 8



Overview

Hoff & Leigh is excited to present a desirable retail/office unit available For Lease at 8020 Federal Blvd #8 on the corner of Federal and 80th Avenue in Westminster. Positioned in a lively multi-tenant retail shopping center, this 845 SF unit has an open layout, new flooring, 1 private restroom, and was most recently an eyelash business. Come join this lively center in the growing market of Westminster!

Unit #8: 845 SF x \$14 SF/YR (+\$10 SF/YR NNN) = \$1,690/Month

Hoff & Leigh property listing website: www.hoffleigh.com/listing/8020-n-federal-blvd-unit-8

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

Highlights

- **FREE RENT AVAILABLE**
(1mo free for 1yr lease, 2mo free for 2yr lease, 3mo free for 3yr lease)
- 2nd floor unit with natural light
- 1 bathroom
- Open layout with New Flooring
- Monument signage and storefront sign
- Great visibility on Federal Blvd
- High traffic count on Federal Blvd
- Ample on-site parking (40 spaces)
- Zoning: B-1
- Growing market in Westminster

Property Details

Lease Rate

- \$14.00 SF/YR
(+ \$10.00 NNN)

Space Available

- 845 SF

Building Size

- 10,070 SF

Lot Size

- 0.45 Acres

Rev: August 6, 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

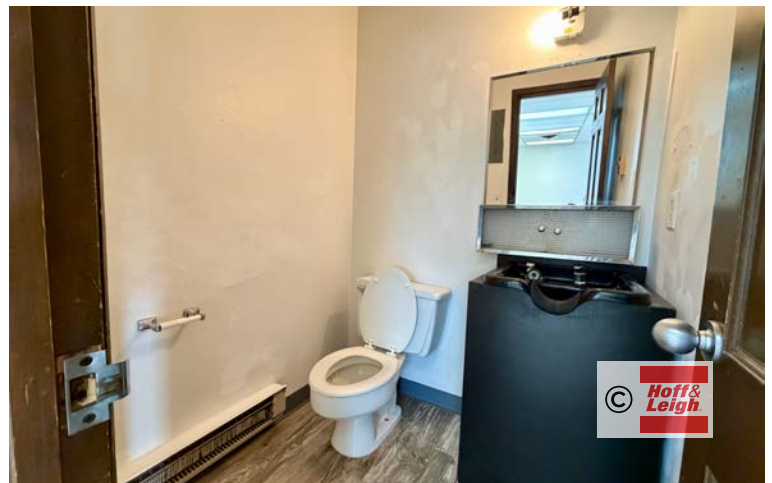
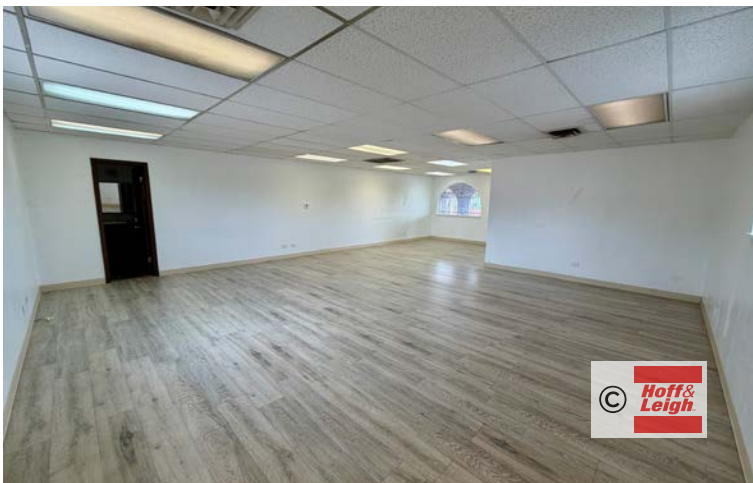
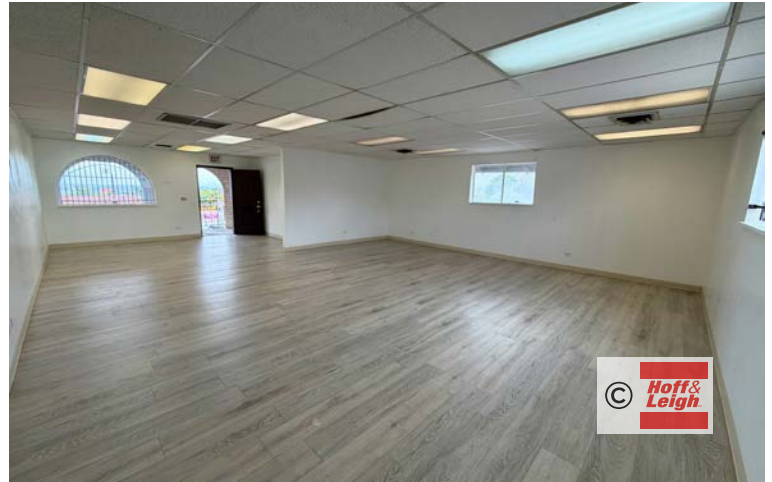
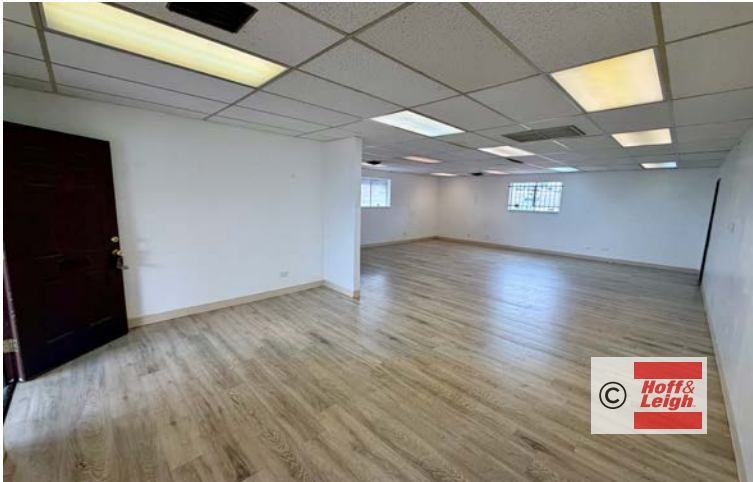
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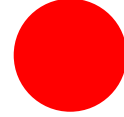
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DEMOGRAPHICS



152,578
Population



36.2
Median Age



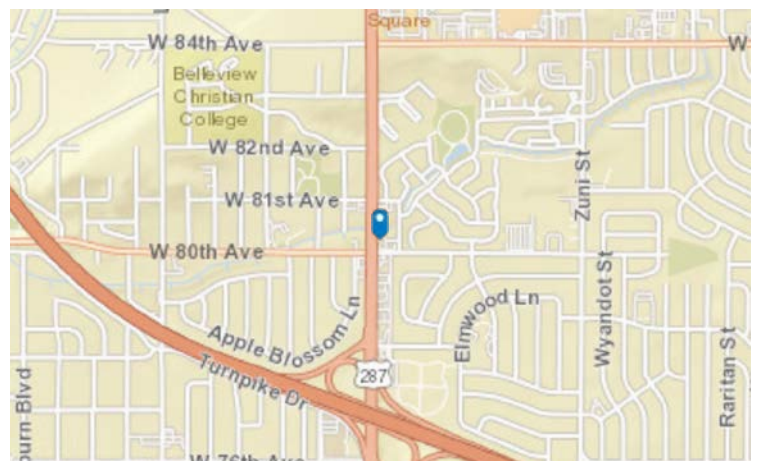
Average
Household Size



\$82,407
Median Household
Income

TRAFFIC COUNT

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



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