

Retail/Office Space for Lease

8020 N FEDERAL BLVD, WESTMINSTER, COLORADO 80031

NEW FLOORING! GREAT VISIBILITY!



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 \$17 SF/YR (+\$10 SF/YR NNN) = \$1,901/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. Mcrawford@HoffLeigh.com

Highlights

- 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

- \$17.00 SF/YR
(+ \$10.00 NNN)

Building Size

- 10,070 SF

Space Available

- 845 SF

Lot Size

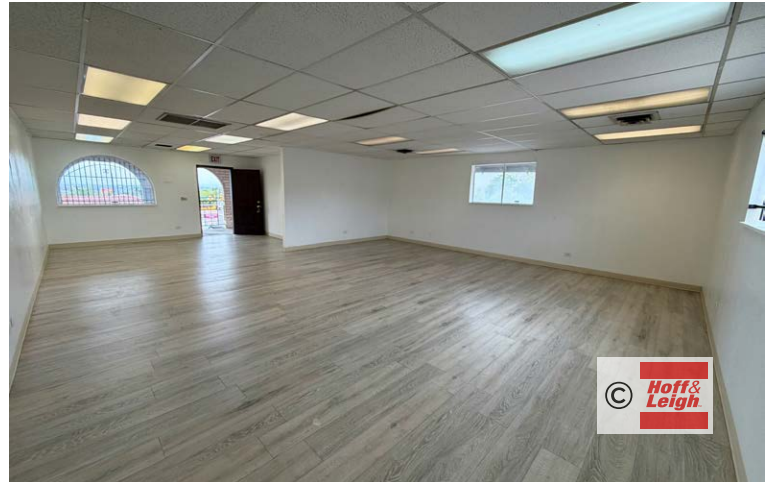
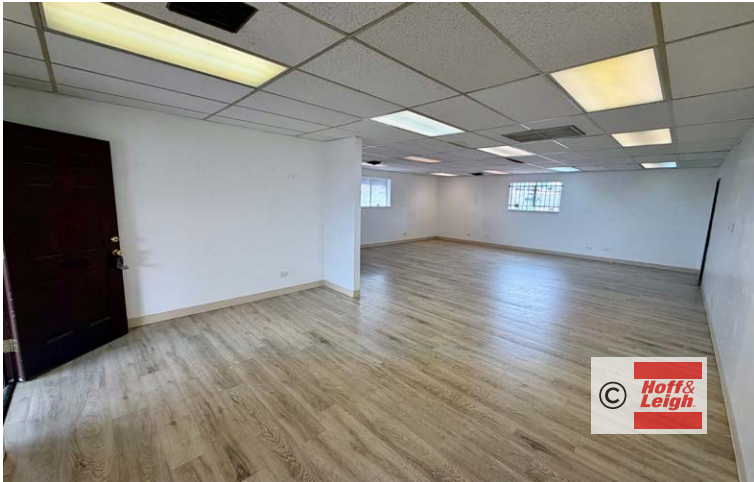
- 0.45 Acres

Rev: May 19, 2026



Retail/Office Space for Lease

8020 N FEDERAL BLVD, WESTMINSTER, COLORADO 80031



Rev: May 19, 2026



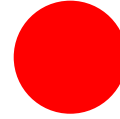
Retail/Office Space for Lease

8020 N FEDERAL BLVD, WESTMINSTER, COLORADO 80031

DEMOGRAPHICS



152,578
Population



36.2
Median Age



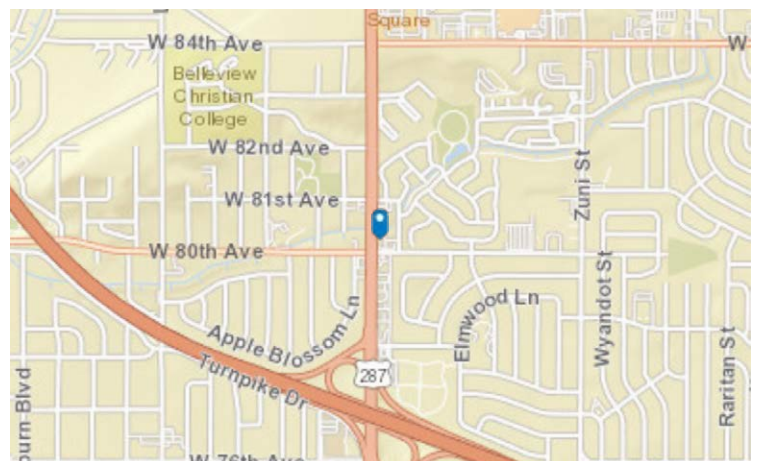
2.7
Average Household Size



\$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



Rev: May 19, 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

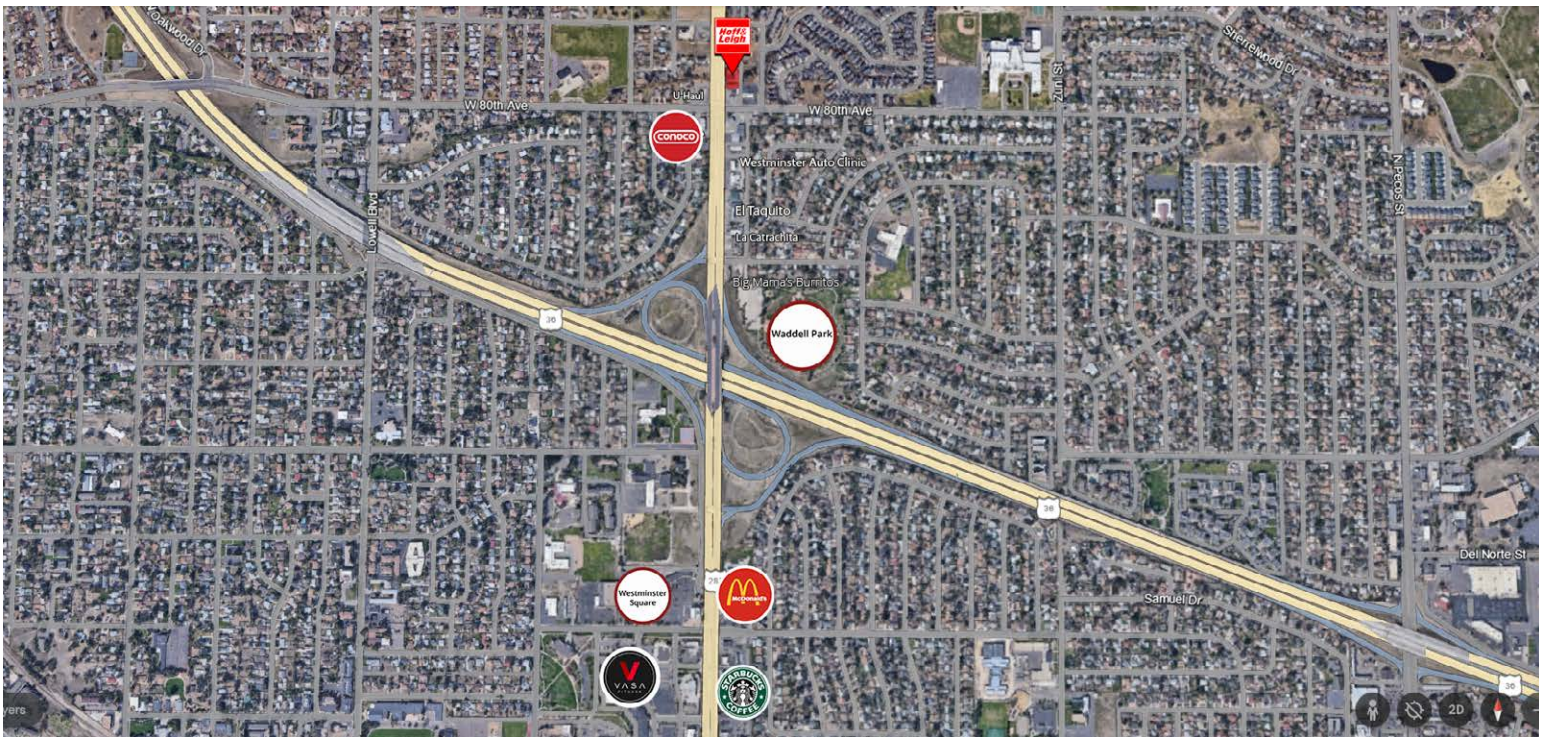
C: 720.683.0399

O: 720.572.5187

MCrawford@HoffLeigh.com

Retail/Office Space for Lease

8020 N FEDERAL BLVD, WESTMINSTER, COLORADO 80031



Rev: May 19, 2026

