

Retail/Office Space for Lease

8020 N FEDERAL BLVD, WESTMINSTER, COLORADO 80031

NEW FLOORING! GREAT VISIBILITY!



Overview

Hoff & Leigh is excited to present two retail/office units available for lease at 8020 Federal Blvd, Units #8 and #10, at the corner of Federal Boulevard and 80th Avenue in Westminster. Located in a lively multi-tenant shopping center, each unit offers 845 SF and a private restroom. **Unit #8** features an open layout and new flooring and was most recently occupied by an eyelash business. **Unit #10** includes a reception area and three private offices. Come join this lively center in the growing market of Westminster!

Property Details

Lease Rate ■ **\$14.00-\$15.00 SF/YR (+ \$10.00 NNN)**

Space Available ■ 845 SF

Building Size ■ 10,070 SF

Lot Size ■ 0.45 Acres

Highlights

- **FREE RENT AVAILABLE**
(1mo free for 1yr lease, 2mo free for 2yr lease, 3mo free for 3yr lease)
- **UNIT #8** | 2nd Floor Unit with Natural Light / 1 Bathroom
- **UNIT #10** | 2nd Floor Unit with Natural Light / 3 Offices / 1 Private 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

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

Unit #10: 845 SF x \$15 SF/YR (+\$10 SF/YR NNN) = **\$1,760/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

Rev: October 15, 2026





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UNIT #8



Rev: October 17, 2020



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.



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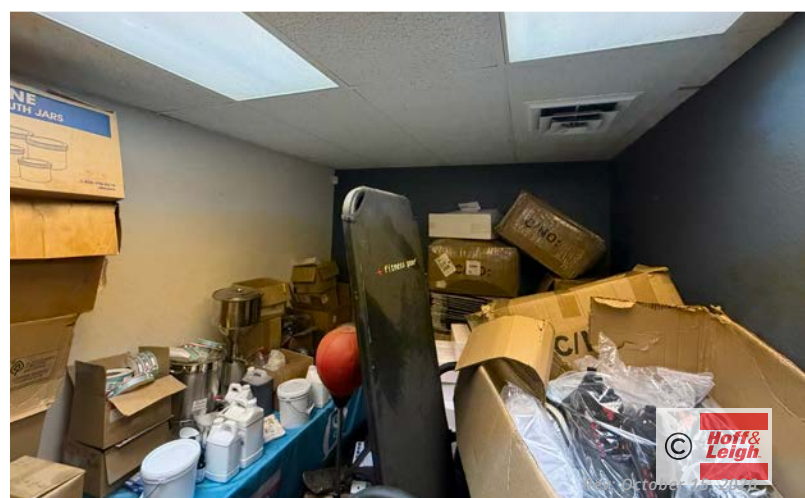
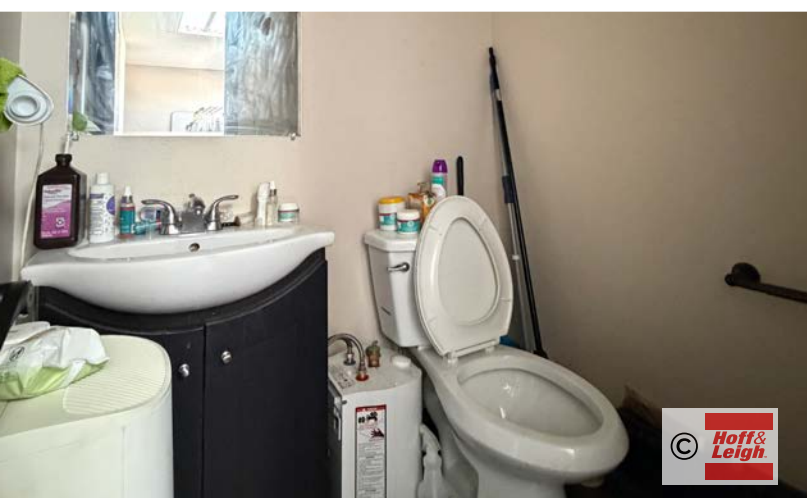
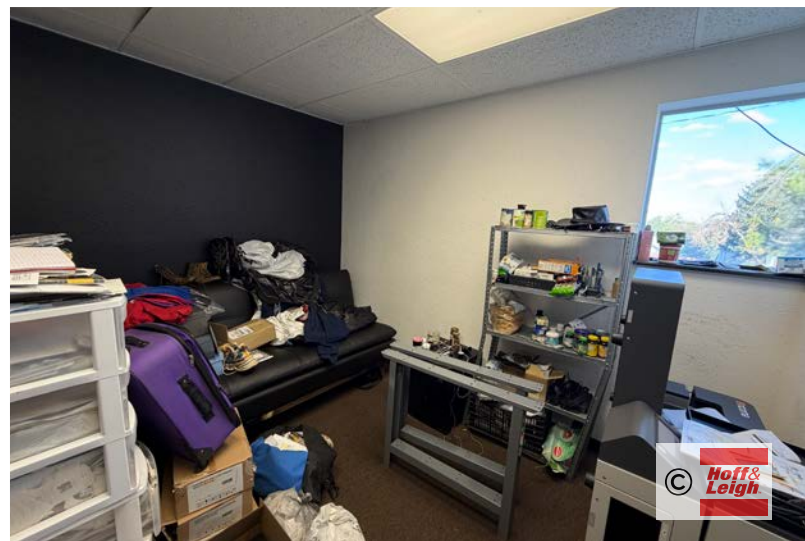
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UNIT #10



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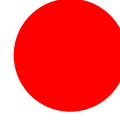
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DEMOGRAPHICS



152,578
Population



36.2
Median Age



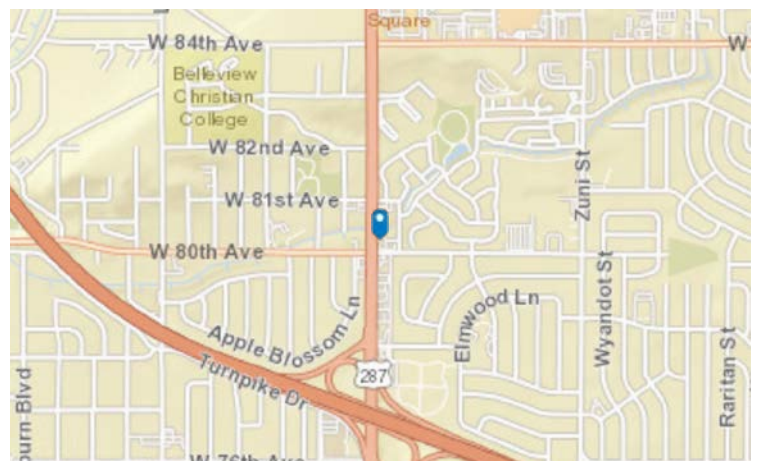
Average
Household Size



\$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

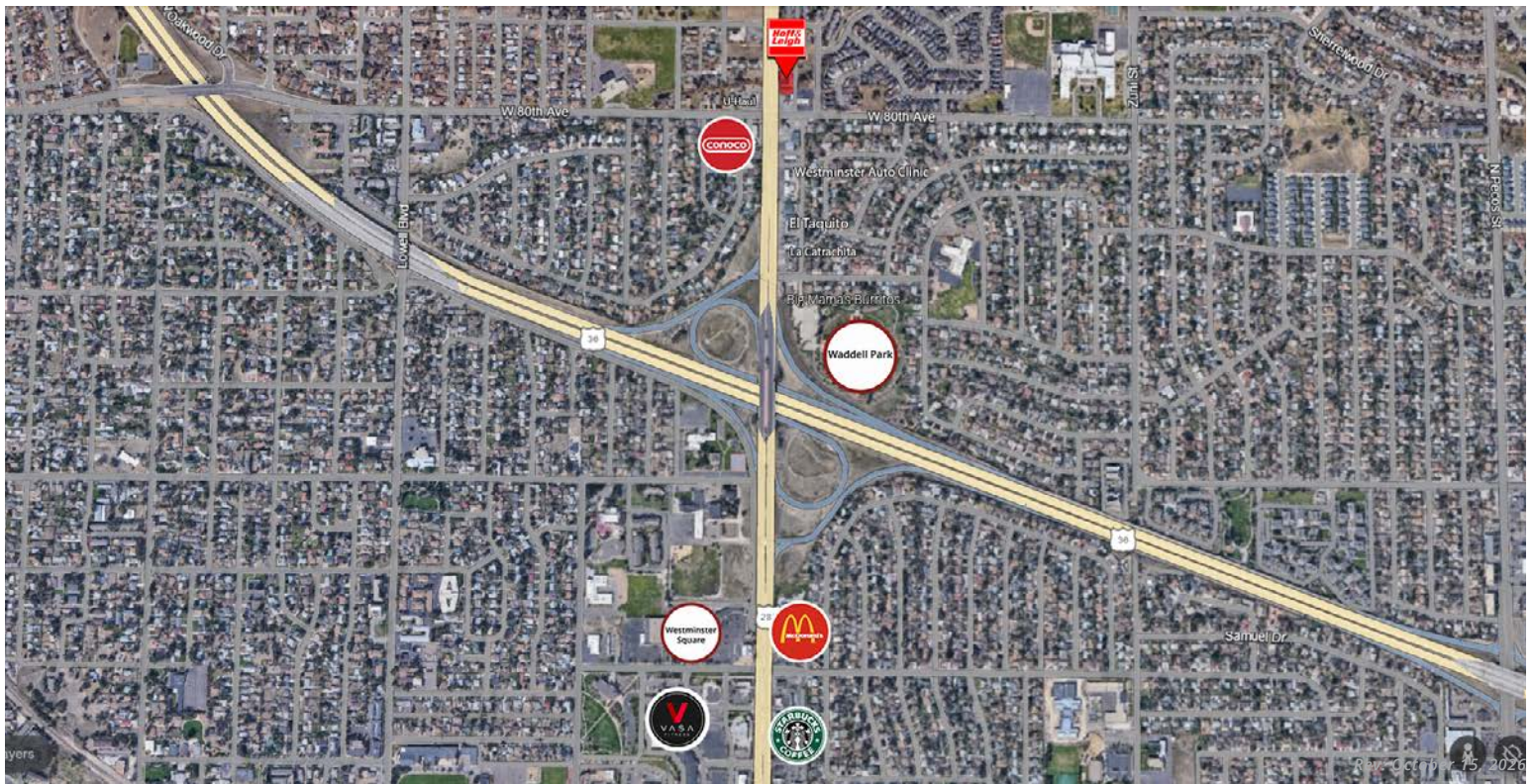


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