

# Westminster City Center

9210-9440 North Sheridan Boulevard | Westminster, CO 80031

Adams County

Denver-Aurora-Centennial, CO

324,689 Sq Ft

39.8664, -105.0518



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 14,173    | 138,415   | 329,297   |
| Daytime Pop. | 13,556    | 144,137   | 334,606   |
| Households   | 5,483     | 52,992    | 125,780   |
| Income       | \$137,320 | \$121,707 | \$124,763 |

Source: Synergos Technologies, Inc. 2024

Highly trafficked power center with top nation tenants including Golf Galaxy, ULTA Beauty, DSW, Dollar Tree, Five Below, Ross Dress For Less, and Sierra Trading Post that underwent a \$16M center redevelopment completed in 2024 and is drawing an estimated 2.5M+ annual visits (Placer.ai 2024)

Surrounded by a dense population of 331,000+ within a 5-mile radius

High visibility from 52K+ VPD on Sheridan Blvd and 33K+ VPD on 92nd Ave with direct access to 84K+ VPD on US 36/Denver Boulder Turnpike (Kalibrate, 2020)



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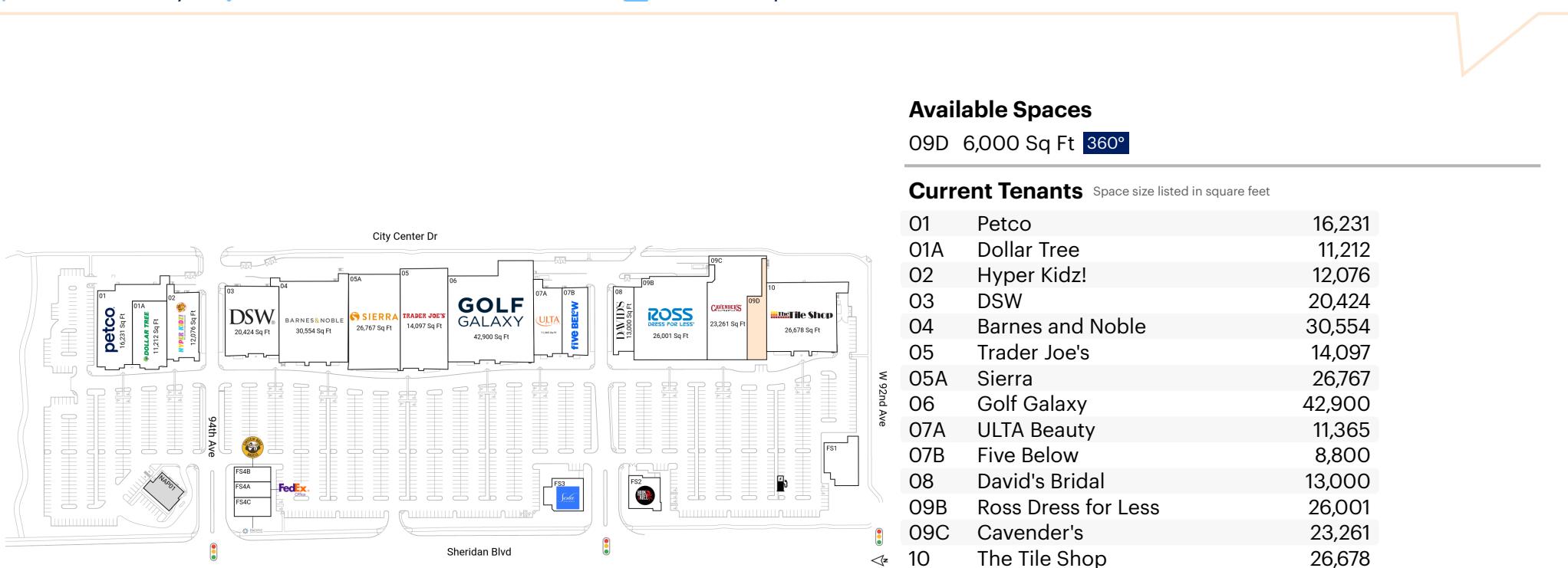
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## Available Spaces

09D 6,000 Sq Ft 360°

## Current Tenants

Space size listed in square feet

|       |                                 |        |
|-------|---------------------------------|--------|
| 01    | Petco                           | 16,231 |
| 01A   | Dollar Tree                     | 11,212 |
| 02    | Hyper Kidz!                     | 12,076 |
| 03    | DSW                             | 20,424 |
| 04    | Barnes and Noble                | 30,554 |
| 05    | Trader Joe's                    | 14,097 |
| 05A   | Sierra                          | 26,767 |
| 06    | Golf Galaxy                     | 42,900 |
| 07A   | ULTA Beauty                     | 11,365 |
| 07B   | Five Below                      | 8,800  |
| 08    | David's Bridal                  | 13,000 |
| 09B   | Ross Dress for Less             | 26,001 |
| 09C   | Cavender's                      | 23,261 |
| 10    | The Tile Shop                   | 26,678 |
| FS1   | Rogers Jewelers (Sterling)      | 6,400  |
| FS2   | Hook & Reel Cajun Seafood & Bar | 5,665  |
| FS3   | Sola Salon Studios              | 6,440  |
| FS4A  | Fedex Office                    | 3,410  |
| FS4B  | Einstein Brothers               | 2,670  |
| FS4C  | Pacific Dental Services         | 3,738  |
| NAP01 | Dr. Vision Works                | 7,000  |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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