

FOR SALE

SWC of W. 116th Ave. & Huron St.

Westminster, Colorado 80234



Sale Price: \$1,990,000 (\$5.71/SF)

Property Features

Lot Size	±8.0 Acres
City / County	Westminster / Adams
Utilities	Adjacent to site
Mill Levy	94.395
Allowable Uses	Office, R&D, flex, light industrial, medical, hospitality, manufacturing, warehouse, production, support commercial (restaurants, pharmacy, personal services)

Property Highlights

- One of the last remaining large development sites in a rapid-growth submarket
- Significant investment in developing of surrounding projects, including Park 12 Hundred, Simon Development \$136M outlet mall, TopGolf, St. Anthony's Hospital, Westminster Mall redevelopment, Cabela's anchored mixed-use development
- Amenity-rich submarket with excellent demographics and high barriers to entry. Great visibility
- Less than half a mile from 3rd largest RTD Park-and-Ride in the state (1,540 parking spaces)
- Central location between Denver and Boulder
- Ideal positioning along the I-25 corridor
- Flexible ownership-willingness to sell the full site or subdivide

Demographics	CoStar, 2017		
	1 Mile	3 Miles	5 Miles
Total Population	25,238	152,235	356,187
Total Households	9,117	57,251	133,655
Median Household Inc.	\$51,316	\$60,290	\$63,994

