

# WESTMINSTER REDEVELOPMENT

+ 3485 W 72ND AVE | WESTMINSTER, CO | 80030

\$1,300,000



# QUICK OVERVIEW

PROPERTY FACTS

Rare infill location less than 2,000 feet from Westminster Station. Prime for multifamily or retail development.

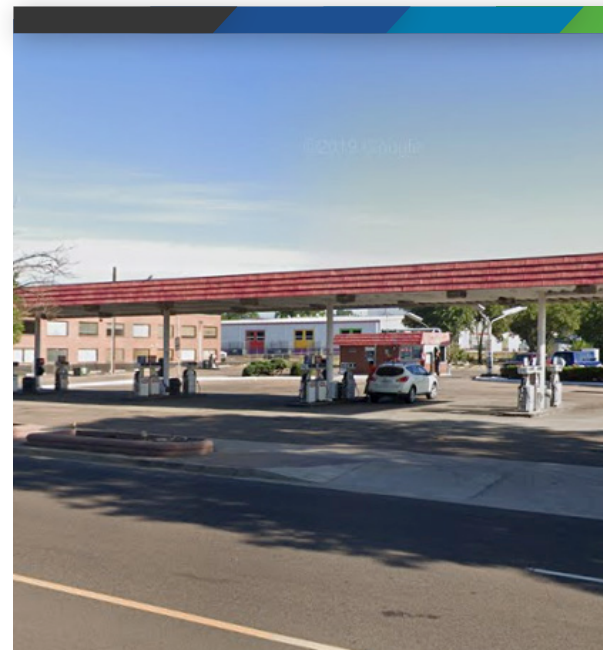


+ ZONING  
B-1 (BUSINESS)

+ SQUARE FEET  
LOT: 1.38 AC  
BUILDING: DEMO'D

+ ACCESS  
FULL MOVEMENT

+ NOTES  
SITE WILL BE DEED  
RESTRICTED FOR FUEL  
SALES





# LAND & ZONING INFORMATION

B-1 Business Zoning is a restricted retail and office district where no outside storage of goods and merchandise is allowed. These areas provide a wide range of general retail goods and services for residents of the entire community, as well as businesses and highway users, primarily inside of enclosed structures. Locations for this zone require good vehicular access.

## POTENTIAL USES:

MISC RETAIL

BAKERY

BEAUTY SHOP

DAYCARE



*PLEASE NOTE: Zoning information courtesy of the city of Westminister & Loveland municipal code. Although every effort is made to ensure the accuracy of the information contained herein, please confirm acceptability and contingencies of intended use(s) with City of Westminister. BRC Real Estate cannot be responsible for consequences resulting from any omissions or errors contained herein and BRC Real Estate assumes no liability whatsoever associated with the use or misuse of this information.*

# LOCAL TRAFFIC DEMOGRAPHICS

Between Denver & Boulder, the city of Westminster has prime proximity to both the exceptional intellectual capital available in Boulder, as well as the incredible millennial workforce in the Denver metro area. Just as importantly, it's right in the heart of the U.S. 36 Tech Corridor connecting Denver to Boulder. New development is happening throughout the city. Don't miss your opportunity to do the same! ([www.cityofwestminster.us](http://www.cityofwestminster.us))

## + TRAFFIC COUNTS

W 72nd Avenue @ Julian Way W: 21,627 VPD

Costar, 2020



### HOUSEHOLDS

2 Mile: 25,521  
5 Miles: 144,795  
10 Miles: 490,899



### MED HH INCOME

2 Mile: \$60,879  
5 Miles: \$68,821  
10 Miles: \$73,810



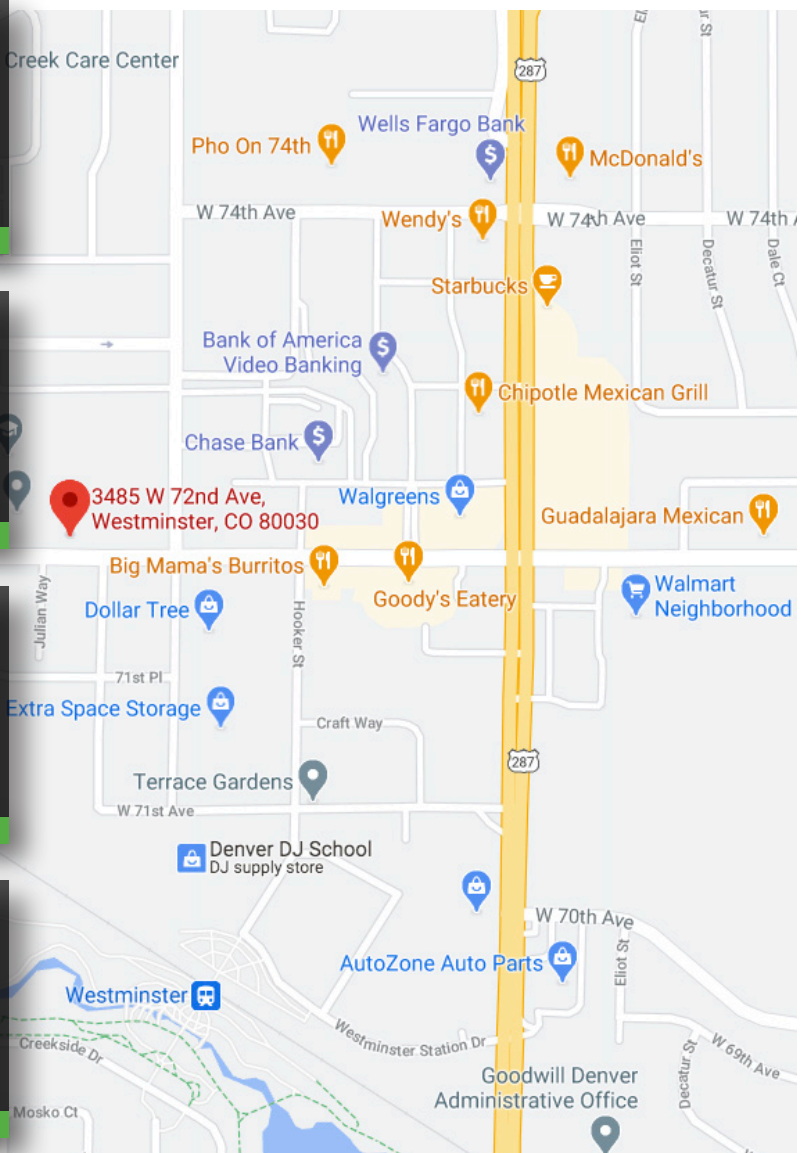
### MEDIAN AGE

2 Mile: 35  
5 Miles: 35.8  
10 Miles: 35.8



### POPULATION

2 Mile: 69,368  
5 Miles: 365,397  
10 Miles: 1,199,835

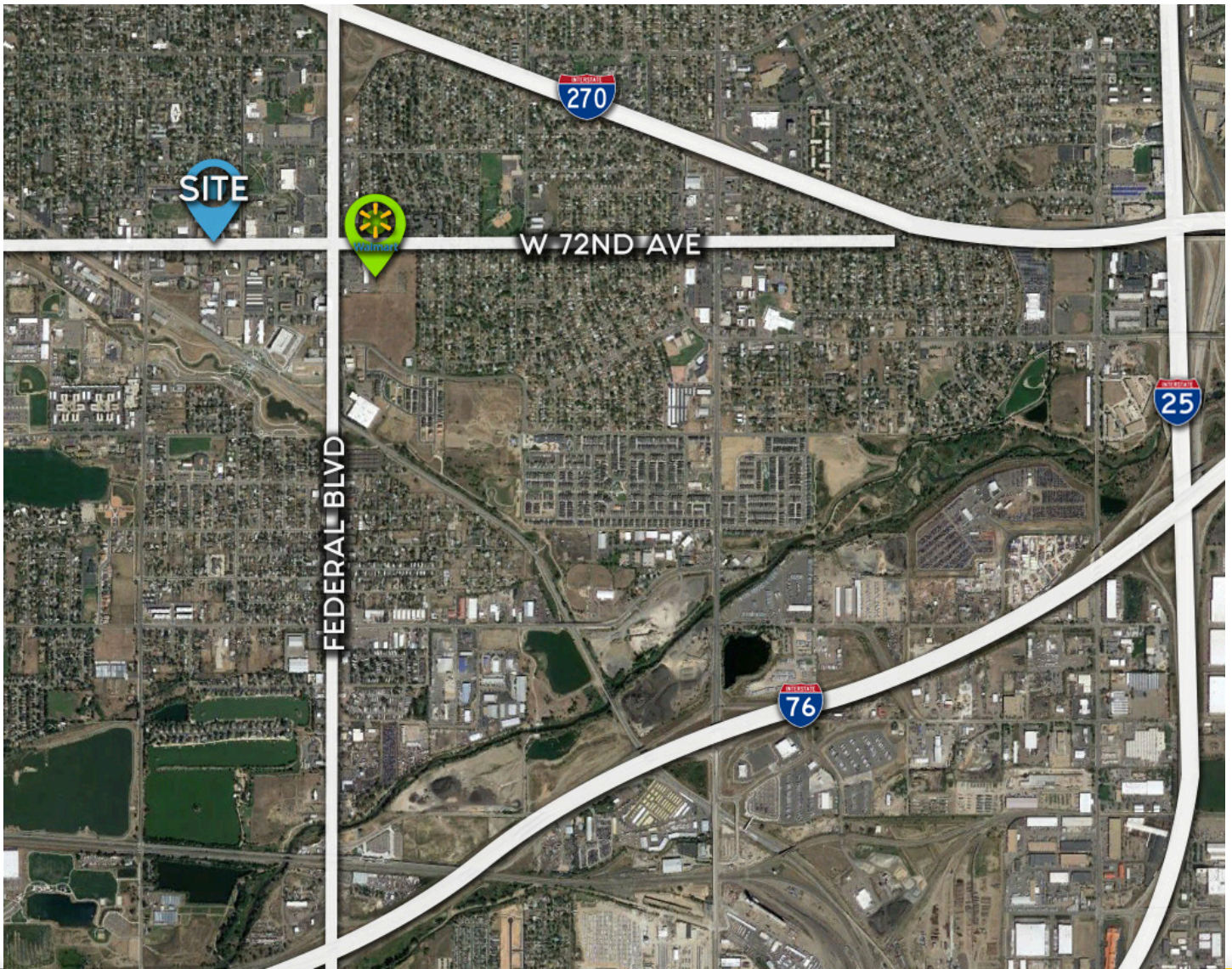




MAP &

# AERIAL

COMPETITION



LISTED BY BRC REAL ESTATE:

- + JASON KEITH  
303.718.9249 | jason.keith@brcrealestate.com
- + MICHAEL BRIGHT  
303.541.1570 | mike@brcrealestate.com
- + DAN CLAYTON  
303.541.1591 | dan.clayton@brcrealestate.com

