## 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)

<b>Demographics</b> CoSt		Star, 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

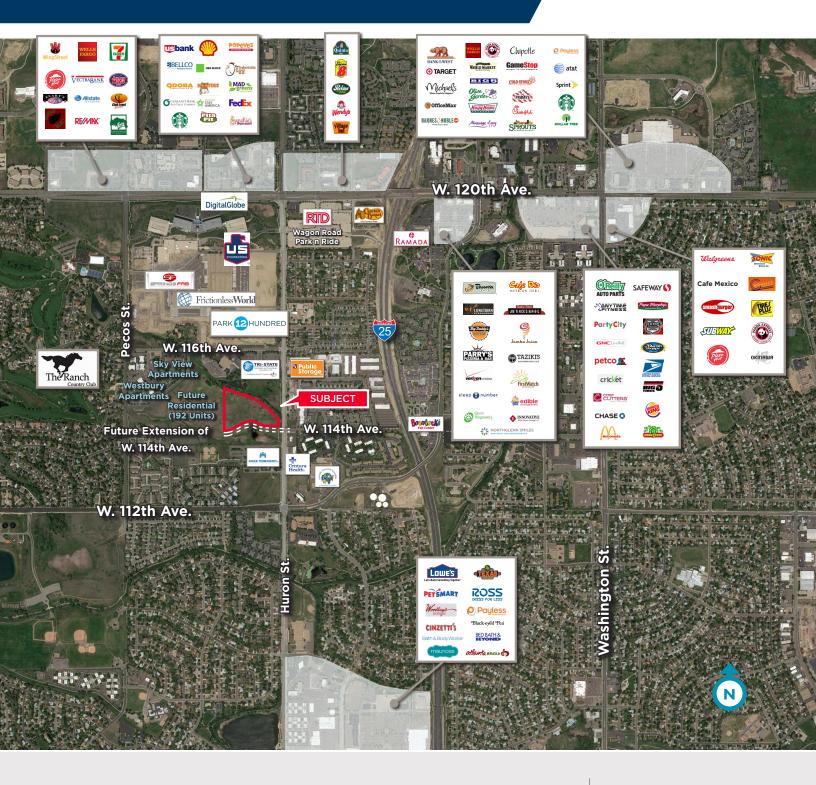
#### **Property Highlights**

- One of the last remaining large development sites in a rapidgrowth 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

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For more information, please contact:

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