



**CUSHMAN &
WAKEFIELD**



FOR SALE

10414 TOWN CENTER DRIVE

WESTMINSTER, COLORADO 80021

**4,316 SF STANDALONE
BANK PROPERTY
WITH DRIVE-THRU**

**CONTACT BROKER
FOR PRICING**

PROPERTY HIGHLIGHTS

- Quality freestanding building with four (4) drive-thru lanes and ample parking
- Located in the Shops at Walnut Creek with many Class A retailers
- Great visibility and access along Church Ranch Boulevard
- Super Target shadow anchored site
- Hard corner location
- Surrounded by high density neighborhoods and office parks
- High traffic counts along Highway 36/Boulder Turnpike and Church Ranch Boulevard



PROPERTY INFORMATION

ADDRESS	10414 Town Center Drive Westminster, Colorado 80021
BUILDING SIZE	4,316 SF
LAND AREA	1.09 AC
BUILT	2005
PARKING	30 Surface spaces + 2 ADA surface spaces
ASKING RATE	Contact broker for pricing
ZONING	PUD - City of Westminster

Demographics	Esri, 2021		
	1 Mile	3 Miles	5 Miles
POPULATION	8,219	105,146	282,786
AVERAGE HH INCOME	\$116,940	\$103,690	\$98,117
NUMBER OF HOUSEHOLDS	3,010	41,662	109,470
DAYTIME POPULATION	5,479	44,477	103,321

Traffic Counts	Source, 2021	
	Intersection	Vehicles Per Day
	CHURCH RANCH BLVD & TOWN CENTER DR	33,392 VPD
	HWY 36 & CHURCH RANCH BLVD	94,000 VPD

For more information, please contact:

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SITE PLAN



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Shops at Walnut Creek

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