

# 3434

## W. 72nd Avenue

WESTMINSTER, CO 80030

**FOR SALE OR LEASE**



**W. 72ND AVENUE 23,405 VPD**

### Freestanding Retail Opportunity Westminister, CO

#### Property Overview

- Available for Sale or Lease – flexible opportunity for investors, owner/users, or tenants
- Freestanding 5,275 SF building on a 44,751 SF lot, offering significant land-to-building ratio and future flexibility
- Strong visibility and frontage along W 72nd Ave with excellent access and exposure in Westminister
- Large, paved site with ample parking and flexible site configuration to accommodate a variety of commercial users
- Located within both an Opportunity Zone and Enterprise Zone, providing potential federal and state tax advantages for qualified investors and businesses

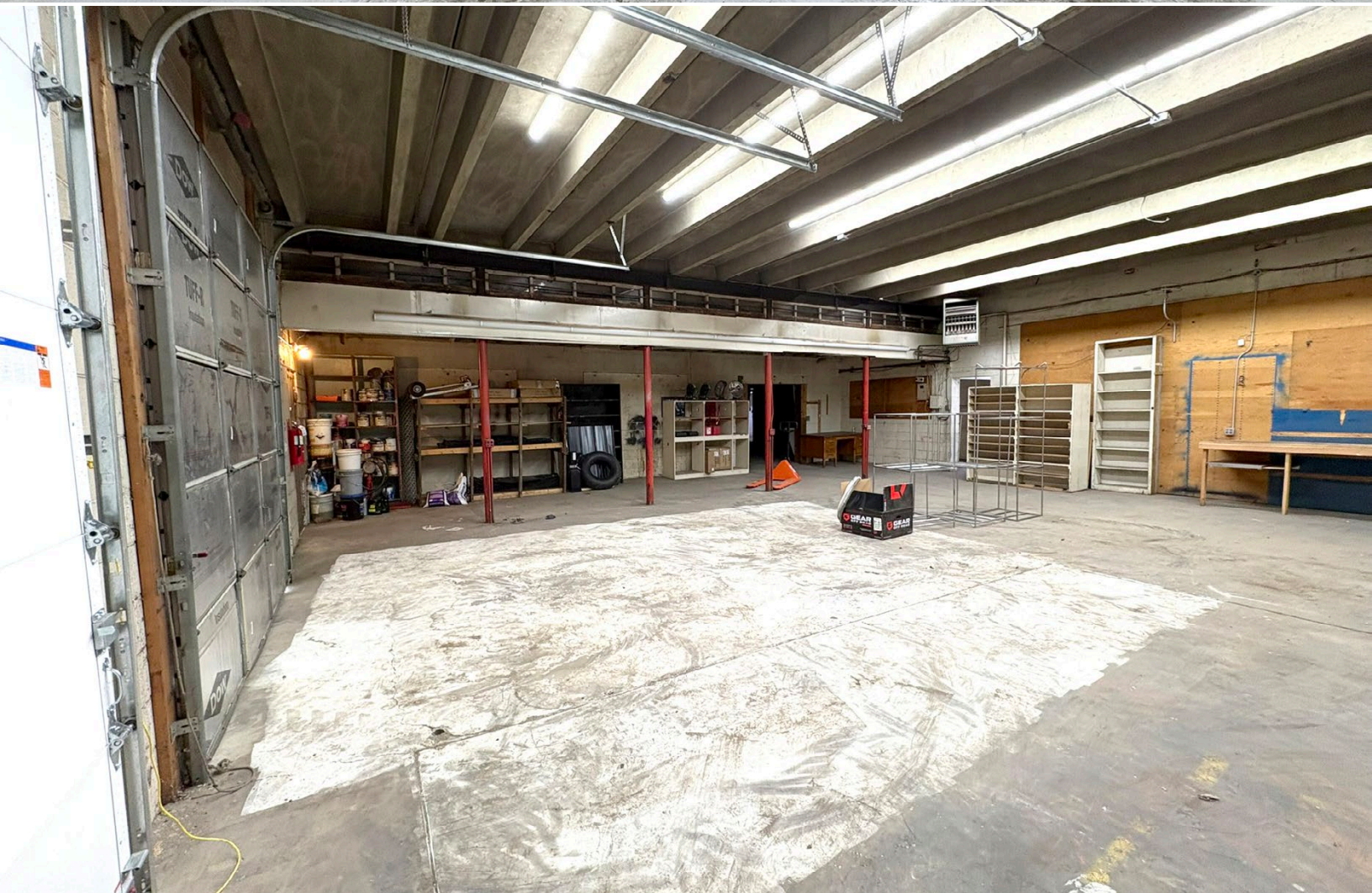


#### Property Facts

<b>Building Size</b>	5,275 SF
<b>Lot Size</b>	44,751 SF
<b>Parking</b>	11 Spaces
<b>Loading</b>	Two 10' x 10' Drive In Doors
<b>Zoning</b>	SPD
<b>Property Taxes</b>	\$23,390
<b>Year Built</b>	1965
<b>City/County</b>	Westminister/Adams

**SALE PRICE: \$1,100,000 (\$209/SF)**  
**LEASE RATE: \$20/SF NNN**  
**(NNN est. - \$5.76/SF)**

Photos



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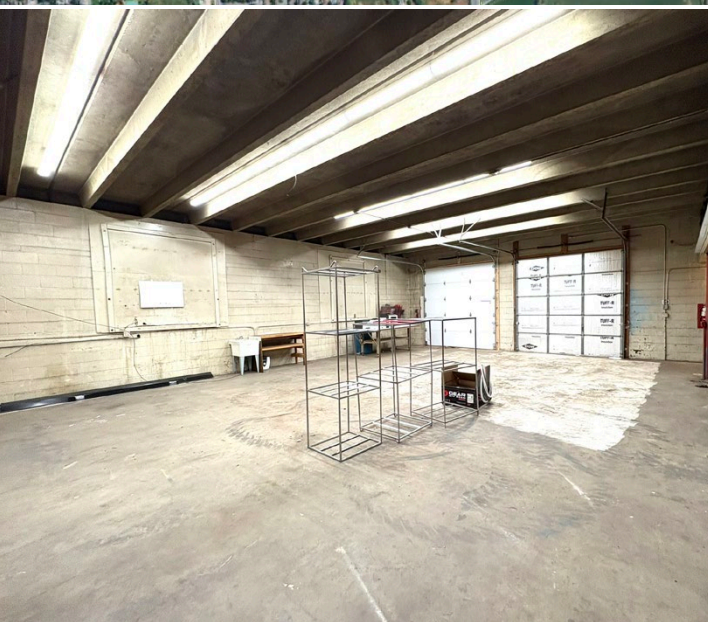
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### DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	17,345	140,087	352,141
MEDIAN AGE	36.4	36.7	37.2
AVG HH INCOME	\$73,601	\$84,686	\$99,732
AVG HOME VALUE	\$402,795	\$398,919	\$447,718