



FOR SALE

3.9 AC Corner Lot

121st Ave And Pecos St | Westminster, CO 80234



Exquisite 3.9 acre corner lot, perfect for Hospitality, R&D Tech, Flex/Light Industrial and many other Commercial Development concepts.



SUBJECT PROPERTY
APN: R0024057

CONTACT:

GREG KNOTT

EXECUTIVE VICE PRESIDENT
303.521.3648
gknott@uniqueprop.com

EARL DUFFY

SENIOR BROKER ASSOCIATE
303.968.4929
eduffy@uniqueprop.com

RICHARD BOWLER

SENIOR BROKER ASSOCIATE
720.881.6338
rbowler@uniqueprop.com

UNIQUE PROPERTIES
400 S. BROADWAY
DENVER, CO 80209
(p) 303.321.5888
(f) 303.321.5889
WWW.UNIQUEPROP.COM



OFFERING SUMMARY

Sale Price:	\$1,950,000
Lot Size:	3.9253 Acres
APN #:	R0024057
Zoning:	Park Centre PUD
City/County:	Westminster/Adams
Water/Sewer:	City of Westminster
Utilities:	Gas/Electric,Fiber,Water/Sewer, to Site
Taxes 2023:	\$16,468 (2024)

PROPERTY OVERVIEW

This 3.9-acre lot in Westminister, CO is perfectly situated in a rapidly expanding area adjacent to the bustling I-25 corridor. Boasting versatile zoning, this property offers a myriad of possibilities from flex, hospitality, retail and commercial spaces and more. Its prime location ensures unparalleled visibility and accessibility, making it an ideal canvas for investors and entrepreneurs seeking to capitalize on Colorado's largest interstate highway, fostering a dynamic environment for growth and success in an ever-evolving market.

TRAFFIC COUNTS: 120th Ave: 40,366 VPD (2022)
Pecos St: 11,022 VPD (2022)

PROPERTY HIGHLIGHTS

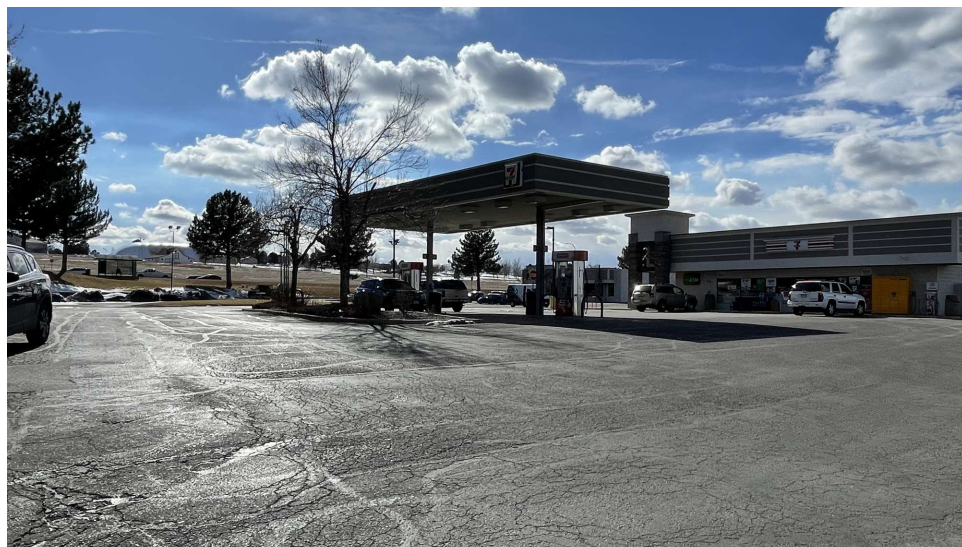
- Corner Lot
- Multiple Uses Allowed
- Close Proximity to I-25
- Large Growth Area with Solid Demographics



VIEWS OF THE PROPERTY



ADJACENT DEVELOPED PROPERTIES



	1 MILE	2 MILES	3 MILES
Total households	4,981	21,387	47,256
Total persons per hh	2.2	2.5	2.6
Average hh income	\$115,276	\$118,904	\$124,721
Average house value	\$631,292	\$595,256	\$594,882

	1 MILE	2 MILES	3 MILES
Total population	10,968	54,073	124,012
Median age	39	39	39
Median age (male)	38	38	38
Median age (female)	39	40	40

About Westminster

Smack dab between Denver and Boulder, 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. It is also right in the heart of the U.S. 36 Tech Corridor connecting Denver to Boulder!

The City of Westminster is a home rule municipality located in Adams and Jefferson counties, Colorado, United States. The city population was 116,317 at the 2020 United States Census with 71,240 residing in Adams County and 45,077 residing in Jefferson County. Westminster is the eighth most populous city in Colorado.

