



 **COVERED LAND PLAY WITH STRONG INCOME  
 NEXT TO WESTMINSTER LIGHT RAIL STATION**

## 6890 LOWELL BLVD

WESTMINSTER, CO 80221

### Property Summary

- **Transit-Oriented Covered Land Play:** High-quality infill location with a quick path to entitlements, all generating stable self-storage income.
- **Assemblage Opportunity:** Ability to acquire adjacent parcels and control a contiguous site of approximately ±4 acres.
- **Strong Upside in Income:** Significant opportunity to increase revenue through lease-up of vacant units and management optimization.
- **High Barriers to Entry:** Limited availability of comparable land parcels in the immediate area enhances long-term value at scale – see page 2 for assemblage opportunity.
- **Annexation & Redevelopment Potential:** Property can be annexed into the City of Westminster, unlocking zoning that allows up to ±18 units per acre, creating a highly desirable for-sale or for-rent housing community. Contact Brokers for path to entitlements.

### Property Features

<b>Price:</b>	\$2,250,000 (\$21.94/LSF)
<b>Lot Size (Includes 3521 W 69th):</b>	102,514 SF / 2.35 AC
<b>Total Units</b>	130
<b>Building Size (Combined):</b>	11,952 SF
<b>Current NOI:</b>	\$55,812
<b>Pro Forma NOI:</b>	\$109,021
<b>Year Built:</b>	1965
<b>City/County:</b>	Unincorporated Adams
<b>Zoning:</b>	C-5
<b>Property Type:</b>	Self Storage / Land
<b>Taxes:</b>	6890 Lowell: \$18,238 3521 W 69th: \$2,289

#### FOR MORE INFORMATION:



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# PRIME TOD ASSEMBLAGE

DEVELOPMENT OPPORTUNITY W/ INCOME



- Contact Broker for Pricing and Information on Development Opportunity
- +/- 2.9 Acres Between 4 Parcels
- Land Use Assumptions:
  - Annexation into Westminster - already a stated goal within the city's comp plan
  - Rezone to General Neighborhood Mixed Use - Zoning allows for Single Family, Townhomes, or Multi-Family
  - Ability to go up Four (4) Stories with Eighteen (18) Dwelling Units/Acre (Higher Density Possible)
- \*Assumptions are Based off Discussions with the City of Westminster

**CONTACT BROKERS FOR MORE DETAILS.**

# PROPERTY PHOTOS



