



FOR SALE OR LEASE

2371 WEST 128TH AVENUE

WESTMINSTER, COLORADO 80234

**3,352 SF STANDALONE
FORMER BANK BUILDING
WITH DRIVE-THRU**

PRICING:

Sale: \$1,100,000

Lease: \$28.00 NNN

PROPERTY HIGHLIGHTS

- Quality freestanding building
- Four (4) car drive-thru lanes with one (1) drive up ATM lane
- Great exposure and visibility along West 128th Avenue
- Hard corner location at a 4-way, fully lit intersection
- Strong demographics



PROPERTY INFORMATION

ADDRESS	2371 West 128th Avenue Westminster, Colorado 80234
BUILDING SIZE	3,352 SF
LAND AREA	49,536 SF/1.14 AC
BUILT	2002
PARKING	28 Surface spaces + 2 ADA surface spaces
ZONING	PUD, City of Westminster
PRICING	Sale: \$1,100,000 Lease: \$28.00 NNN

Demographics	Esri, 2023		
	1 Mile	3 Miles	5 Miles
POPULATION	15,425	106,456	272,951
AVERAGE HH INCOME	\$133,152	\$121,248	\$111,821
NUMBER OF HOUSEHOLDS	5,115	40,012	100,378
DAYTIME POPULATION	4,821	42,846	94,121

Traffic Counts	Esri, 2023	
	Intersection	Vehicles Per Day
ZUNI ST & W 128TH AVE		14,248 VPD
E MIDWAY BLVD & ZUNI ST		15,279 VPD

For more information, please contact:

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