



# RESTAURANT / RETAIL FOR SALE

**9,300**  
SQUARE FEET

**1.36**  
ACRE LOT

**1984**  
YEAR BUILT

**\$3,100,000**  
~~**\$3,350,000**~~  
SALE PRICE

**PRICE REDUCED!**



**Offering Memorandum**

## HIGHLY VISIBLE RESTAURANT ON BUSY WADSWORTH CORRIDOR

**\* Currently Operating Business - DO NOT DISTURB - Contact Brokers for Showings \***

**7617 W 88TH AVE  
WESTMINSTER, CO 80005**

OFFERED BY:

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PROPERTY SUMMARY

Address:	7617 W 88TH AVE Westminster, CO 80005
County:	Jefferson
Cross Streets:	W 90th Ave & Wadsworth Blvd
Property Type:	Restaurant/Retail
Year Built   Renovated:	1984   2015
Buildings:	One (1)
Stories:	1 (Rooftop Patio plans in place, previously permitted by City of Westminster)
Rentable Building SF:	9,314
Land Area:	59,242 SF (1.36 Acres)
Parking Type:	Ample Surface
APN:	29-233-11-230



- Amazing hard-corner visibility on the SWC of 90th and Wadsworth at a fully signalized intersection
- Easy access to Highway 36 as well as Wadsworth, 92nd Ave, and 88th Ave.
- Located in the Mission Commons Shopping Center with Planet Fitness, Big 5 Sporting Goods, Sears Outlet, Burger King, Baskin Robbins, America's Best Contacts and Eyeglasses, and many more!
- Major developments in the area including the 105 acre Westminster Mall redevelopment into Downtown Westminster
- For more info visit: <https://www.cityofwestminster.us/DowntownWestminster>

2019 DEMOGRAPHICS

Total Households & Population

	1 MI	3 MI	5 MI
	7,798	43,485	119,013
	17,221	109,622	304,885

Average Age

	36.9	38.4	37.1
	1 MI	3 MI	5 MI

Household Incomes

	AVG	MED
1 MI	\$80,367	\$63,850
3 MI	\$92,226	\$75,598
5 MI	\$87,391	\$70,247



Wadsworth @ W 90th  
51,000 Cars (2017)  
W 90th @ Wadsworth  
15,301 Cars (2017)



## PROPERTY DESCRIPTION

The subject property is a 9,314 SF fully renovated turn-key restaurant building located at the busy intersection of 90th & Wadsworth Boulevard. The building was completely gutted and renovated in 2015 with more than \$1,000,000 invested in new electrical, plumbing, HVAC, finishes and restaurant infrastructure including dining rooms, bar, kitchen, coolers, all FF&E and restrooms. The current owner has initiated plans and construction for a 3,000 SF rooftop patio including, architectural drawings, installed utilities to the roof and completed foundation and building support for the patio.

## LOCATION DESCRIPTION

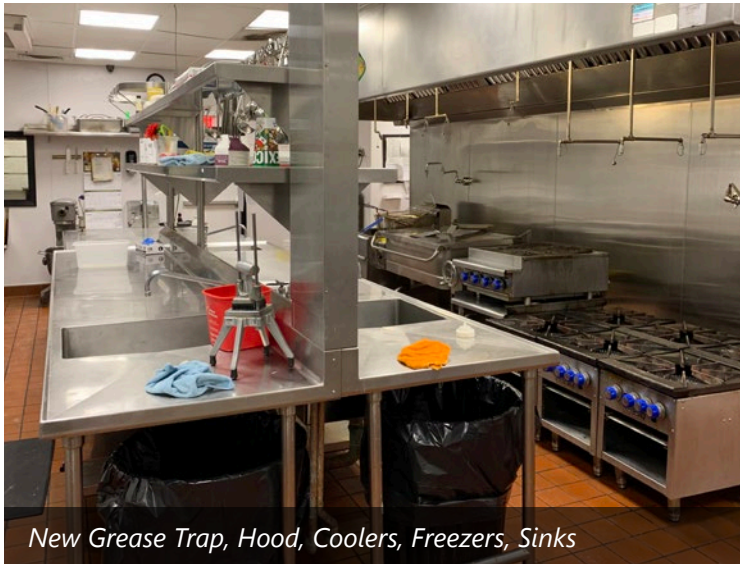
The property is very well located at 90th & Wadsworth Boulevard in Westminster, Colorado in a high volume retail trade area for the Denver Metro Area. There is great visibility and frontage to 66,000+ vehicles/day on the busy Wadsworth Boulevard & W 90th Ave intersection. This pad site in the well-established and busy Mission Commons Retail Center benefits from the Center's diverse national, regional and local tenants. Westminster is undergoing a revival with the redevelopment of the former Westminster Mall site just a mile away into a true Downtown Westminster which will see a 105 acre mixed-use retail, office and residential redevelopment.

- Excellent Location in High Volume Retail Trade Area
- Great visibility and frontage to 43,000+ vehicles/day on busy Wadsworth Boulevard retail corridor
- Pad site in well-established and busy retail center with national tenants.

## BUILDING RENOVATIONS

The building was completely gutted and renovated in 2015 with more than \$1,000,000 invested in new electrical, plumbing, HVAC, roof, finishes and restaurant infrastructure including dining rooms, bar, kitchen, coolers, all FF&E and restrooms. The interior of the space is tastefully decorated with art, custom lighting, upgraded flooring & paint scheme and features a Control4 audio, visual, climate control, and security system. This fully renovated restaurant is truly a turn-key opportunity for restaurant user-owners.

- Building was completely renovated in 2015 with new electrical, plumbing, HVAC, roof, restaurant buildout, and kitchen equipment
- All FF&E included in sale
- Truly a turn-key restaurant opportunity

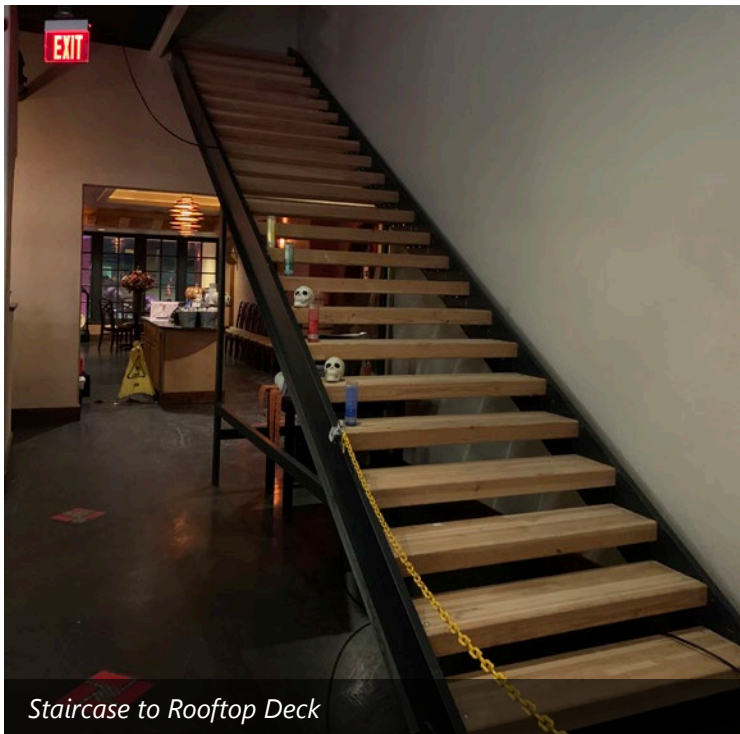


*New Grease Trap, Hood, Coolers, Freezers, Sinks*

## ROOFTOP PATIO

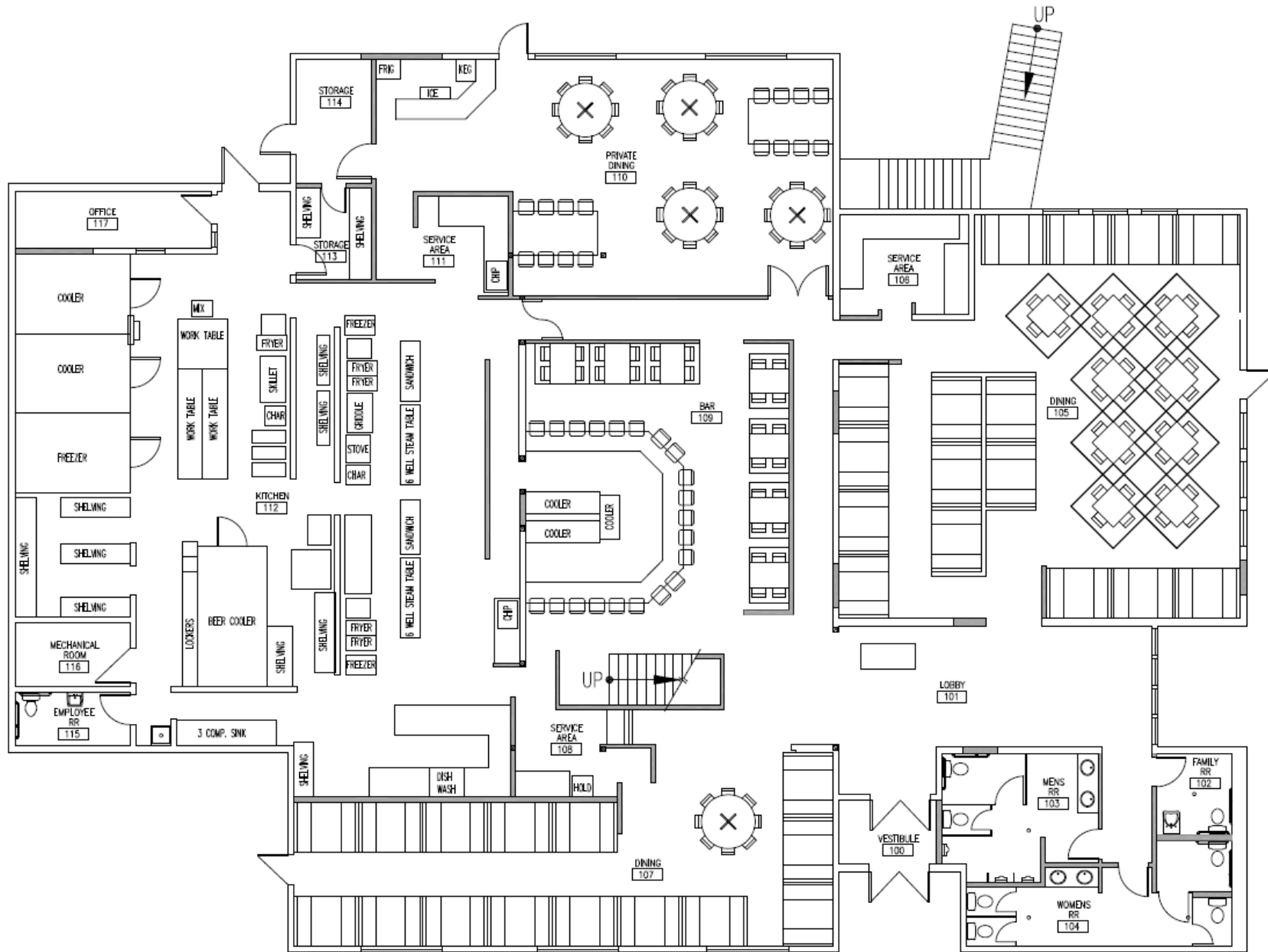
The current owner has initiated work to build a desirable 3,000 SF rooftop patio that has been planned and was previously permitted by the City of Westminster. The architectural and engineering plans are drawn, utilities (gas, electric, water) are installed, foundation caissons and building support work is complete and an interior staircase has been installed. The rooftop patio will be a great gathering place and additional revenue stream for the restaurant and will provide spectacular Downtown Denver and mountain views.

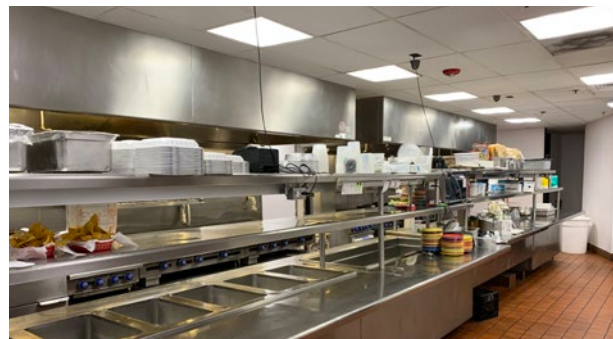
- Architectural and Engineering plans complete, project was previously permitted by City of Westminster but will need to be resubmitted to complete project
- Completed work includes reinforced caissons and foundation work; water, gas, and electricity installed; and interior staircase to roof built
- Views! The property's location on the crest of a hill provides amazing Downtown Denver and Mountain Views



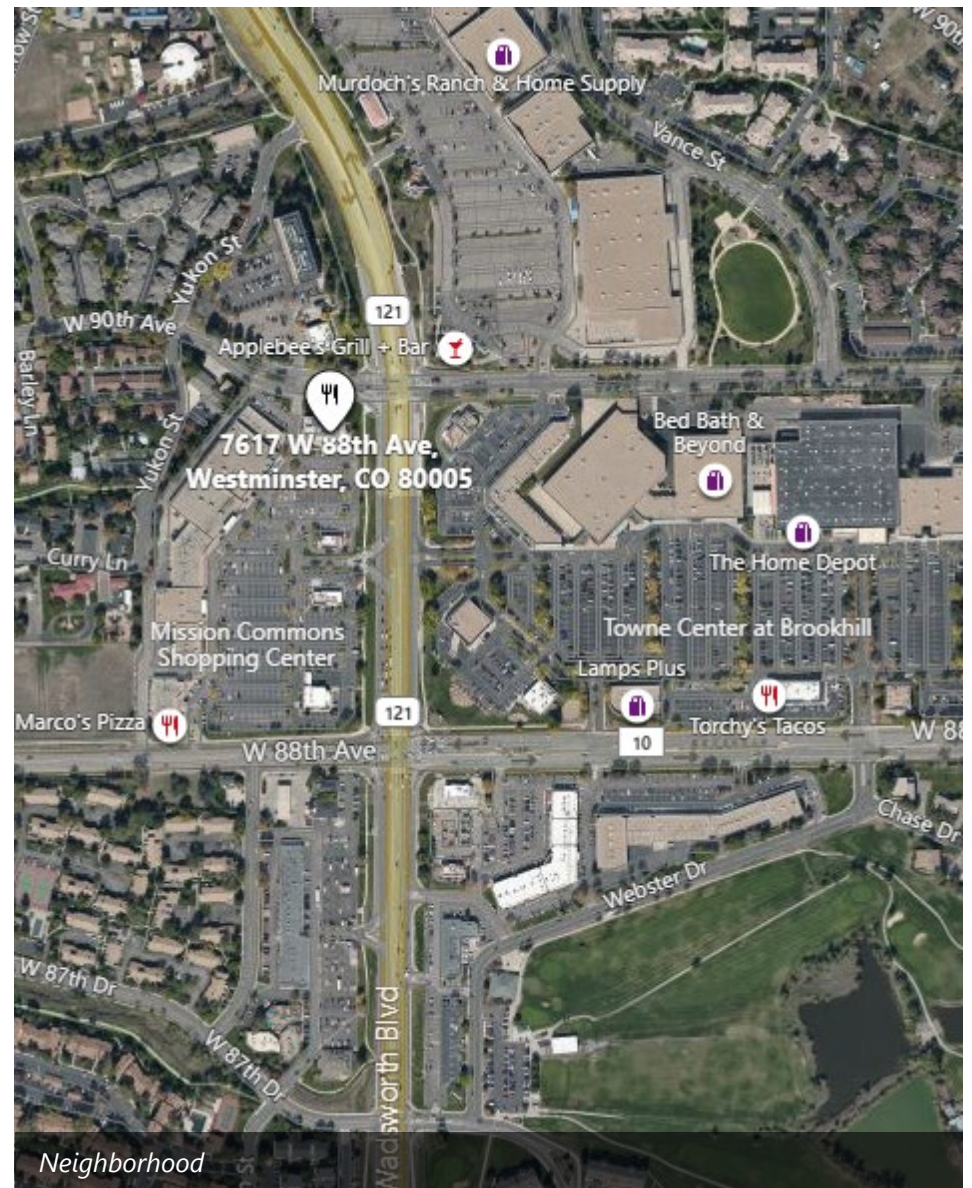
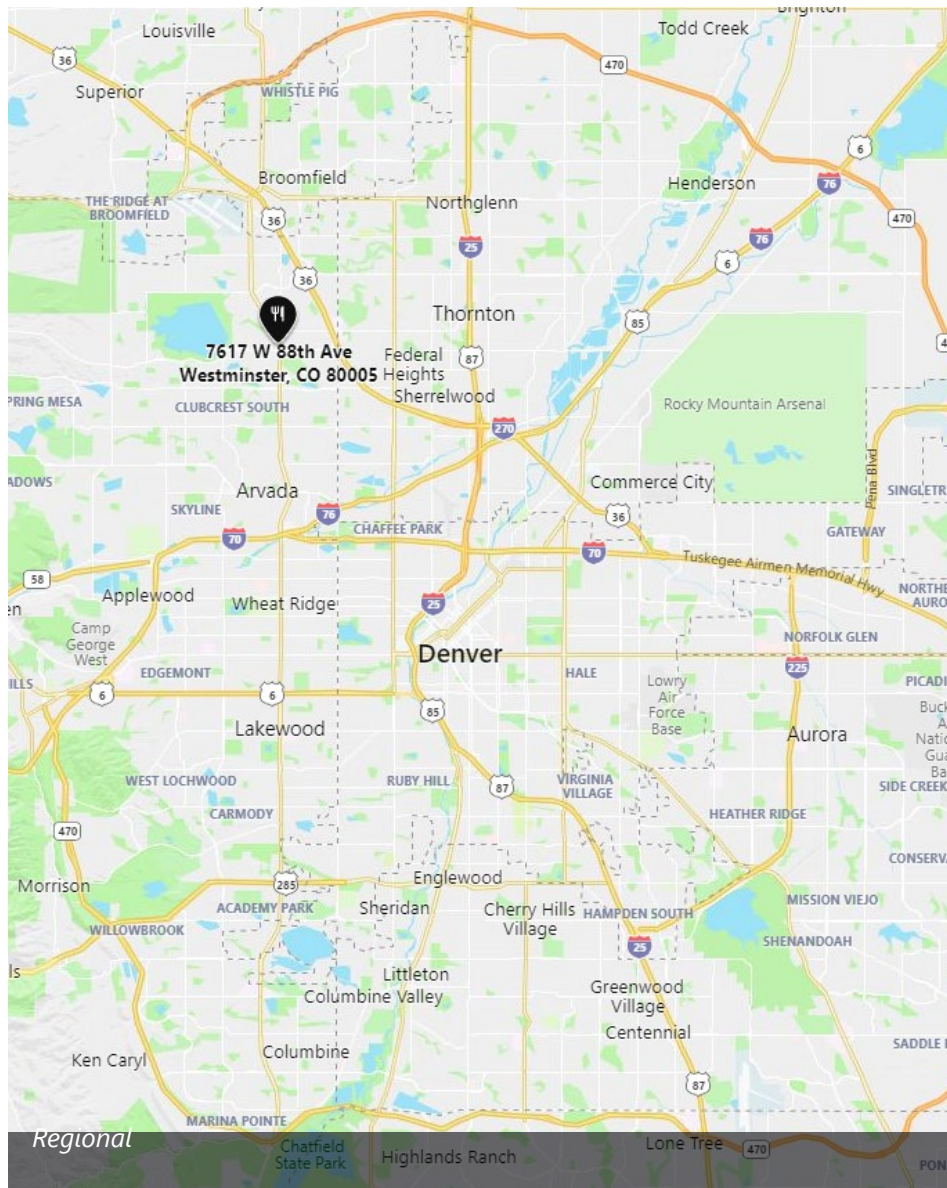
*Staircase to Rooftop Deck*

BUILDING FLOOR PLAN





# LOCATION



## APPROXIMATE PARCEL MAP

Source: Jefferson County Assessor





RETAILER MAP

**300** hotel rooms

**2,300** Multi-family, condo and townhome residential units

**5,000** new residents

**12,000** new workers

**2 MILLION** square feet of collaborative and class A office space

**750,000** square feet retail space, including unique shopping and dining options with a local flavor

**LOCATION**  
Almost equidistant between downtown Denver and Boulder, the 105-acre site is easily accessed by US Hwy 36

the city's redevelopment of the former Westminister Mall site as an urban scaled development

**9 in 10** residents SUPPORT

The new U.S. 36 Bikeway runs right through our site, linking to the largest trail system in the Front Range...  
**145 miles** in Westminister to be exact.

One of the busiest RTD bus stations in the region, and a future FasTracks commuter rail station.  
**500+ buses a day**

**WESTMINSTER**

**RTD LIGHT RAIL: B LINE**

**7617 W 88TH AVE**

**Walmart**, **BARNES & NOBLE**, **BEST BUY**, **STARBUCKS COFFEE**, **DSW**, **ROSS**, **OUTBACK STEAKHOUSE**, **JO-ANN**, **Wendy's**, **Office DEPOT**, **DAVID'S BRIDAL**

**Westminister City Center**

**THE HOME DEPOT**, **GUIRY'S**, **DSW**, **Burlington**, **Bed Bath & Beyond**, **DOLLAR TREE**

**Towne Center at Brookhill**

**Mission Commons Shopping Center**

**Walmart**, **McDonald's**, **LOWE'S**

**DOWNTOWN WESTMINSTER**



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