



REDUCED PRICE: \$385,000 ~~\$495,000~~

Property Overview:

Property Type:	Land/ Pad Site
Lot Size:	0.77 AC
Land Price/SF:	\$11.47
Zoning:	PUD
Proposed Uses:	Retail, Restaurant, Medical, Automotive

Location Overview:

- Lot located adjacent to Primrose, Christian Brothers & car wash
- High traffic intersection
- Numerous national tenants at intersection
- Across from Vasa Fitness

For more information, please contact:

ELIZABETH MORGAN

Vice President

303.962.9532

EMorgan@PinnacleREA.com

CODY STAMBAUGH

Senior Advisor

303.962.9530

CStambaugh@PinnacleREA.com

MORGAN ■ STAMBAUGH



Pinnacle Real Estate Advisors, LLC
1 Broadway #A300, Denver, CO 80203
303.962.9555 | www.PinnacleREA.com

LAND/PAD/FOR SALE

SE Quadrant of Wadsworth & Church Ranch Blvd
Westminster, CO 80021



Population



1 mile	12,453
3 mile	89,397
5 mile	263,865

Households



1 mile	4,747
3 mile	36,206
5 mile	104,273

Average HH Income



1 mile	\$123,667
3 mile	\$111,628
5 mile	\$109,320

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MSG
GROUP

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