



Property Description

Introducing a prime investment opportunity in Westminster, CO. This fully occupied, 2,222 SF retail building, renovated in 2020, offers exceptional potential for office investors. Boasting 100% occupancy and strategically situated in a sought-after location, this property presents a lucrative prospect for continued success. Built in 1970, the building showcases timeless appeal combined with modern updates, providing a turnkey solution for investors seeking a solid addition to their portfolio. With a strong rental history and a promising future outlook, this property represents a compelling opportunity to secure a valuable asset in the thriving Westminster area.

Property Highlights

- 2,222 SF retail building
- Built in 1970, renovated in 2020
- Attractive modern design
- Prime investment opportunity

Offering Summary

Sale Price:	\$777,000
Lot Size:	55,763 SF
Building Size:	2,222 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,267	36,820	104,506
Total Population	5,889	91,630	272,401
Average HH Income	\$118,504	\$101,913	\$98,953

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7795 W 101st Ave

Westminster, CO 80021

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Additional Photos



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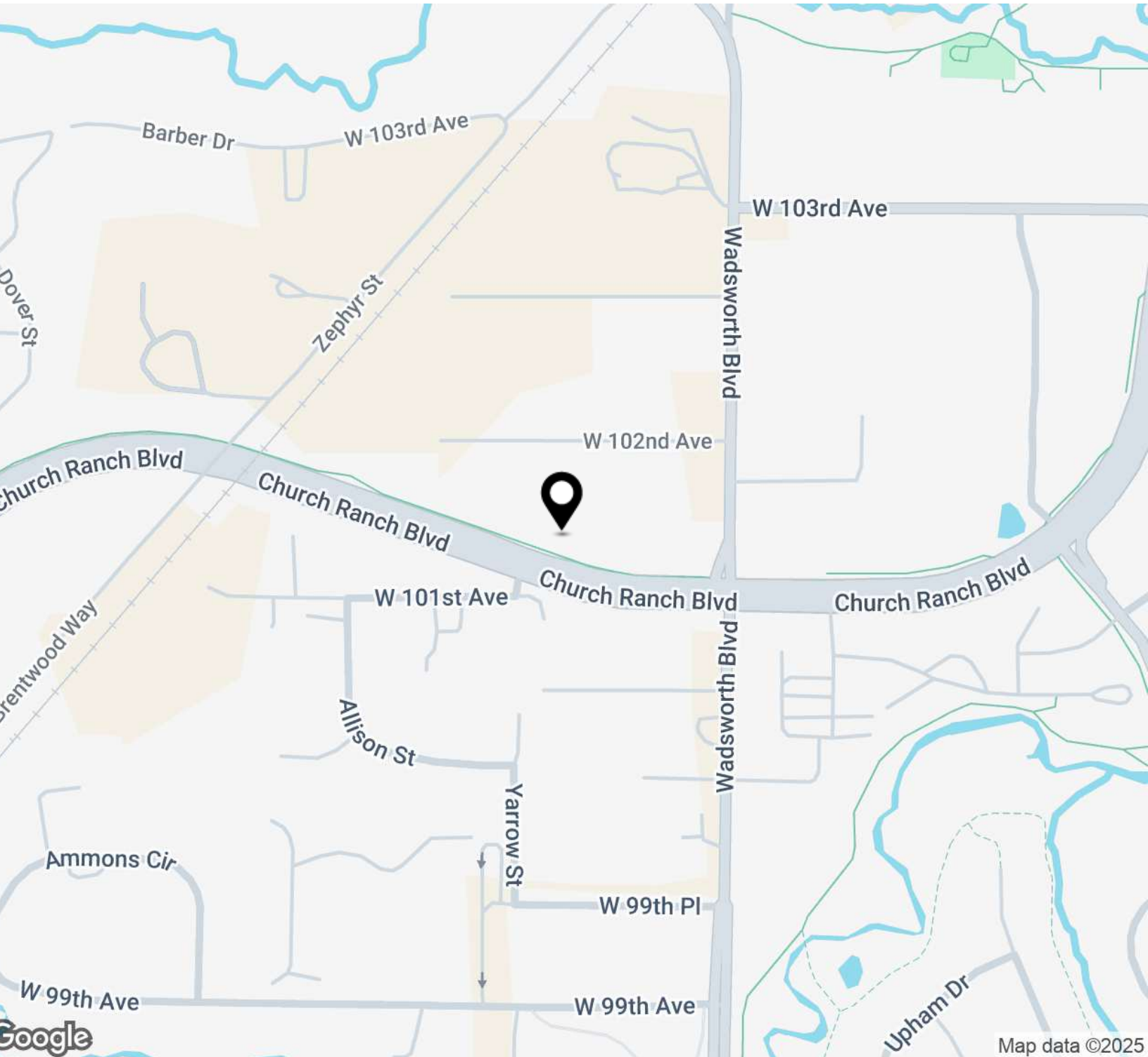
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Location Map



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Retailer Map

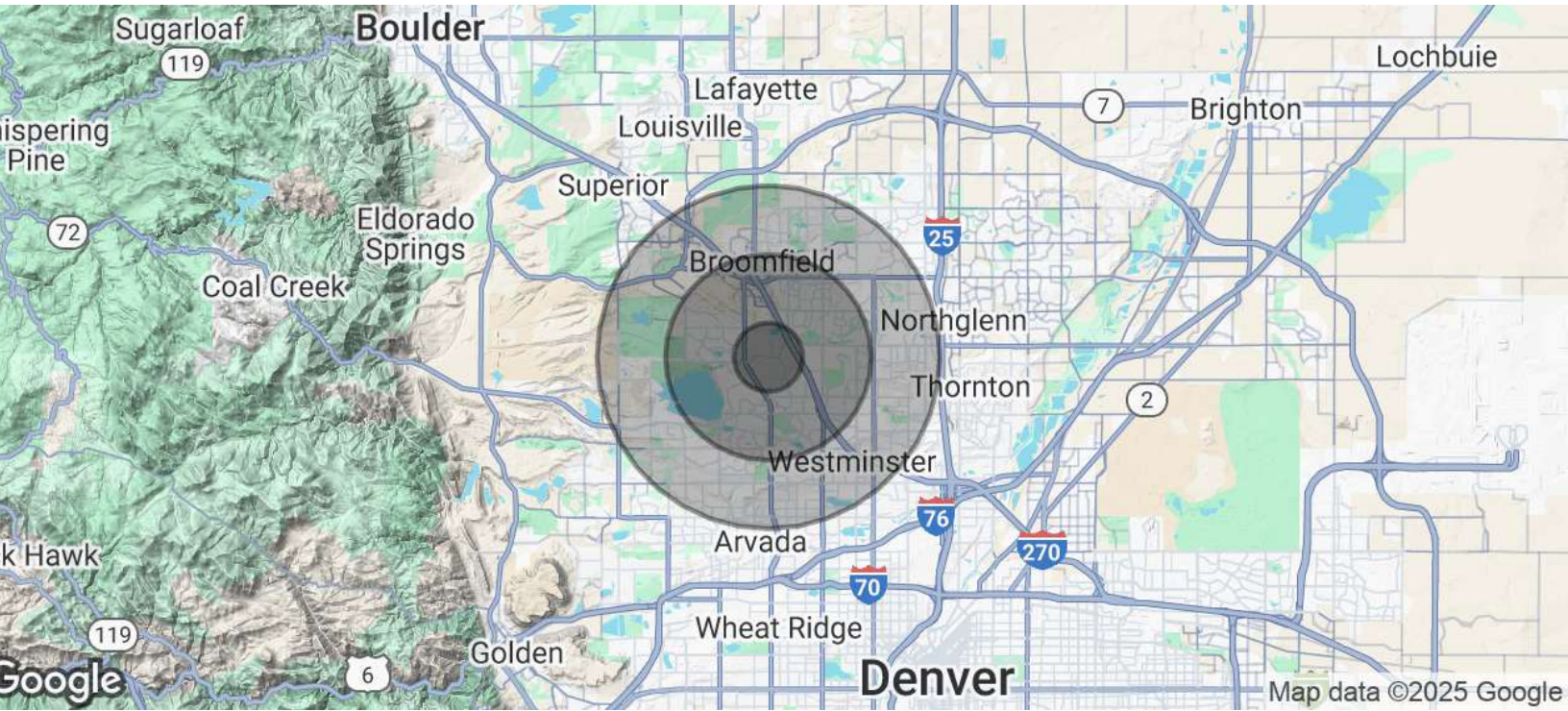


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Population	1 Mile	3 Miles	5 Miles
Total Population	5,889	91,630	272,401
Average Age	41.9	38.5	37.6
Average Age (Male)	39.3	37.1	36.6
Average Age (Female)	45.9	40.2	38.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,267	36,820	104,506
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$118,504	\$101,913	\$98,953
Average House Value	\$487,147	\$354,972	\$338,599

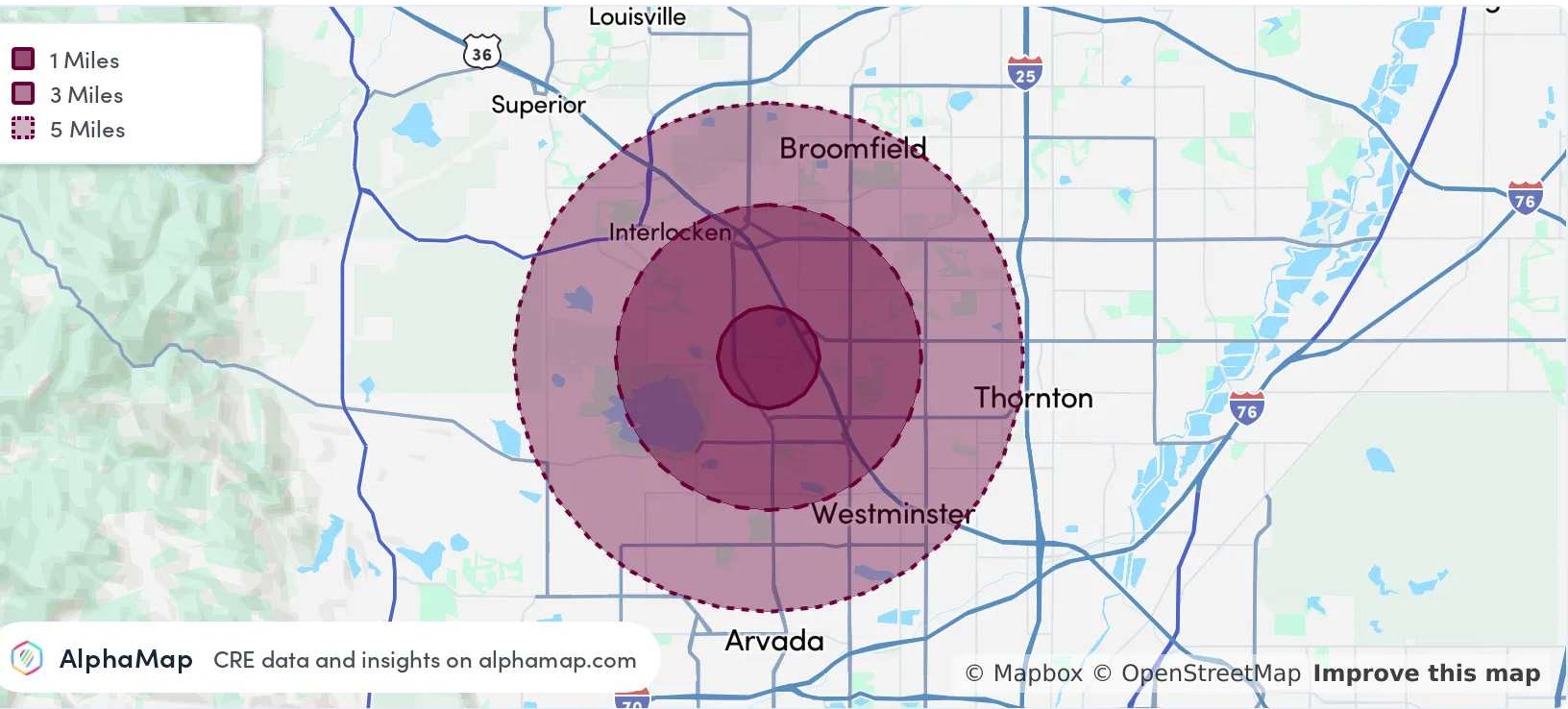
2020 American Community Survey (ACS)

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Population	1 Mile	3 Miles	5 Miles
Total Population	7,469	92,673	260,468
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	41	41	41
Household & Income	1 Mile	3 Miles	5 Miles
Total Households	2,982	37,996	101,713
Persons per HH	2.5	2.4	2.6
Average HH Income	\$150,206	\$124,824	\$123,209
Average House Value	\$685,226	\$586,393	\$569,728
Per Capita Income	\$60,082	\$52,010	\$47,388

Map and demographics data derived from AlphaMap

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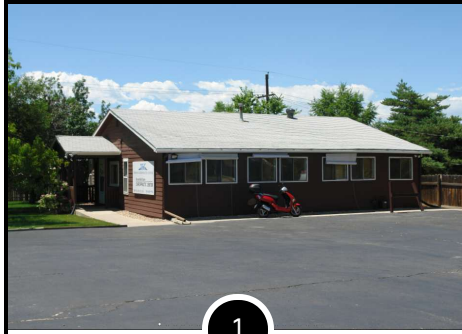
Sale Comps



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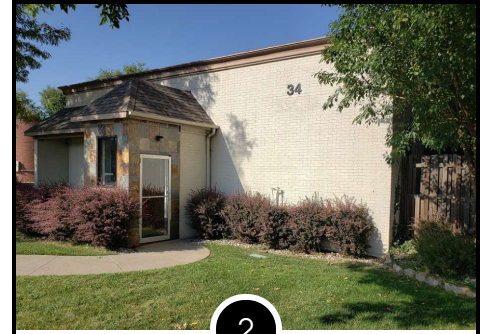
Price:	\$777,000
Bldg Size:	2,222 SF
Lot Size:	55,763 SF
Year Built:	1970



Thomas Chiropractic

7105 W 119th Place, Broomfield, CO 80020

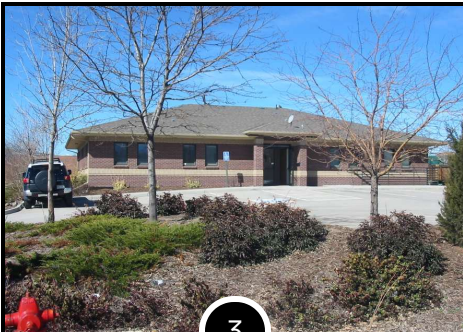
Price:	\$240,000
Bldg Size:	1,386 SF
Lot Size:	10,454 SF
Year Built:	1953



Advantage Electronic Product

34 Garden Ctr, Broomfield, CO 80022

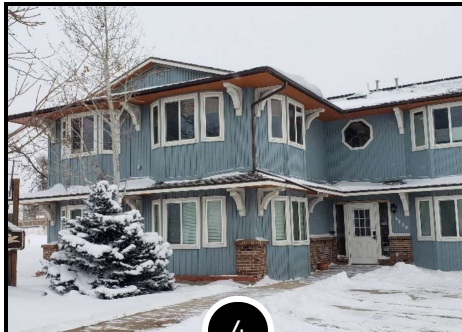
Price:	\$892,500
Bldg Size:	4,375 SF
Lot Size:	12,197 SF
Year Built:	1979



Westminster Office Building

5141, Westminster, CO 80030

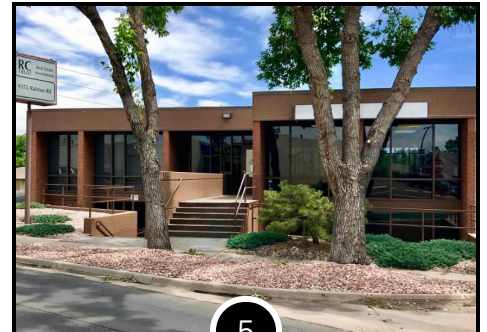
Price:	\$849,000
Bldg Size:	4,635 SF
Lot Size:	13,939 SF
Year Built:	2000



Depot Plaza

9100, Westminster, CO 80030

Price:	\$600,000
Bldg Size:	3,362 SF
Lot Size:	-345,431 SF
Year Built:	1987



Absolute Technical Service

9555 Ralston Rd, Arvada, CO 80002

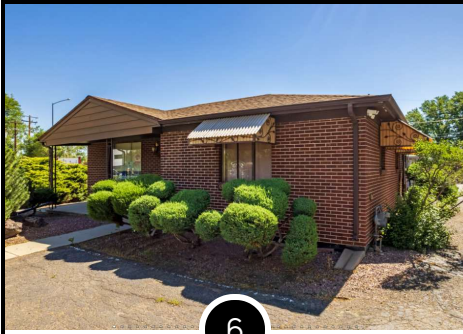
Price:	\$975,000
Bldg Size:	6,054 SF
Lot Size:	19,602 SF
Year Built:	1970

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Leeper Insurance Agency

5780 Dudley St, Arvada, CO 80002

Price:	\$448,000
Bldg Size:	2,120 SF
Lot Size:	8,712 SF
Year Built:	1954



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Jefferson Animal Clinic

8790 Ralston Rd, Arvada, CO 80002

Price:	\$510,000
Bldg Size:	2,426 SF
Lot Size:	9,583 SF
Year Built:	1960

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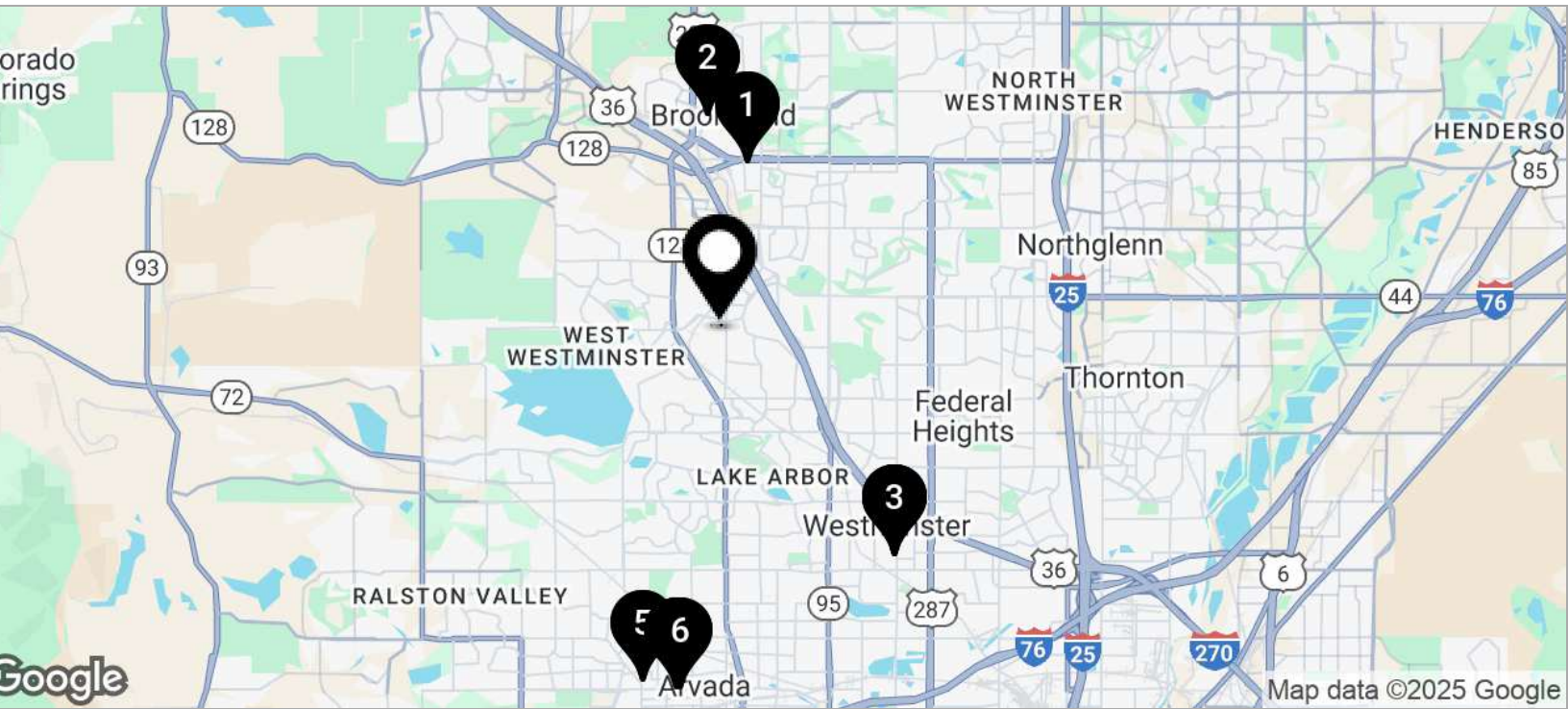
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FOR SALE

Sale Comps Map & Summary



	Name/Address	Price	Deal Status	Price/SF	Price/Acre
★	7795 W 101st Ave Westminster, CO	\$777,000	Subject Property	\$349.68	\$606,964
1	Thomas Chiropractic 7105 W 119th Place Broomfield, CO	\$240,000	Sold 5/9/2022	\$173.16	\$1,000,000.00
2	Advantage Electronic Product 34 Garden Ctr Broomfield, CO	\$892,500	Sold 7/29/2022	\$204.00	\$3,187,500.00
3	Westminster Office Building 5141 Westminster, CO	\$849,000	On Market	\$183.17	\$2,653,125.00
4	Depot Plaza 9100 Westminster, CO	\$600,000	Sold 10/4/2022	\$178.47	-\$75,662.04
5	Absolute Technical Service 9555 Ralston Rd Arvada, CO	\$975,000	Sold 6/8/2023	\$161.05	\$2,166,666.67
6	Leeper Insurance Agency 5780 Dudley St Arvada, CO	\$448,000	Sold 5/19/2023	\$211.32	\$2,240,000.00

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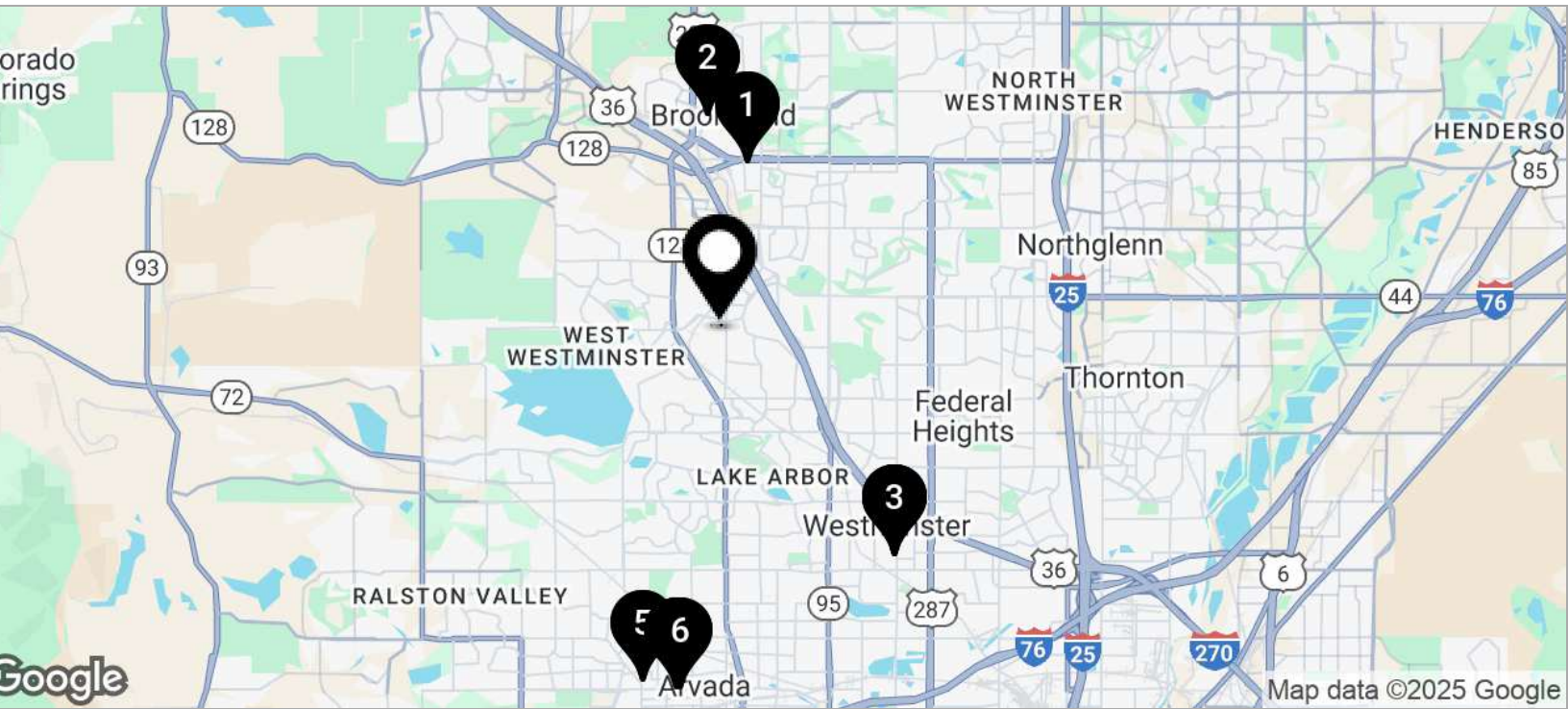


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FOR SALE

Sale Comps Map & Summary



Name/Address	Price	Deal Status	Price/SF	Price/Acre
7 Jefferson Animal Clinic 8790 Ralston Rd Arvada, CO	\$510,000	Sold 4/28/2023	\$210.22	\$2,318,181.82
Averages	\$644,929		\$188.77	\$1,927,115.92

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Meet The Team



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