



EXPERIENTIAL RETAIL/F&B CONDO

FOR SALE

10860 Dover Steet,
Westminster, CO, 80021

PROPERTY HIGHLIGHTS

Turnkey flex/retail condo in Westminster's Walnut Creek district—currently built out and operated as a craft-distillery tasting room. Set in a single-story business park with ample surface parking, the suite offers modern high-end construction and adaptable space for beverage/food consumption, specialty retail/restaurant, or creative showroom uses. There is outdoor seating available to handle high volumes or when the weather is enjoyable. A perfect owner / user opportunity in an accessible location just off US-36 and Wadsworth with everyday conveniences all around—Target, Westminster Promenade, The Shops at Walnut Creek, AMC Theaters, and more—drawing steady traffic to the trade area. Ideal for an owner-user seeking an experiential retail food and/or bar concept or catering in an amenity-rich setting.

Suite 2000	3,600 RSF
Sale Price	\$1,299,600
Availability	Immediately
Zoning	PUD (Current Retail Use)
Parking	Ample

**Colorado
Group**

FOR MORE INFORMATION

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Central Location



Flexible Zoning



Near Bus



Near Golf Course



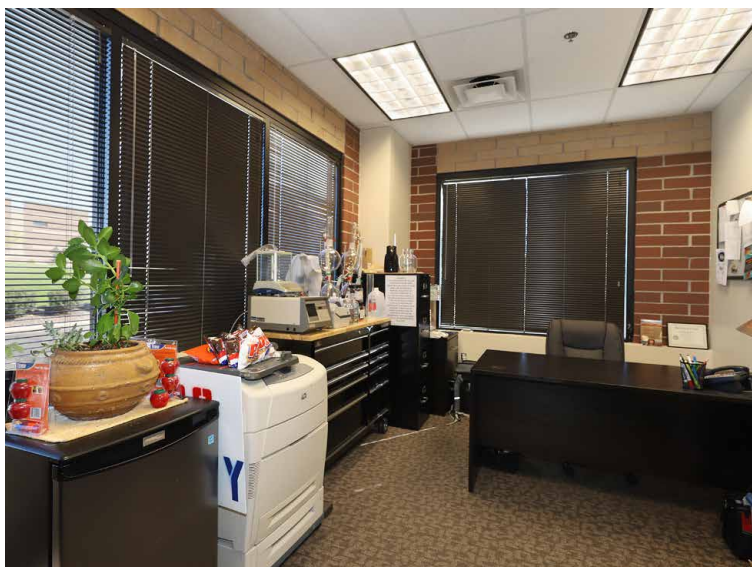
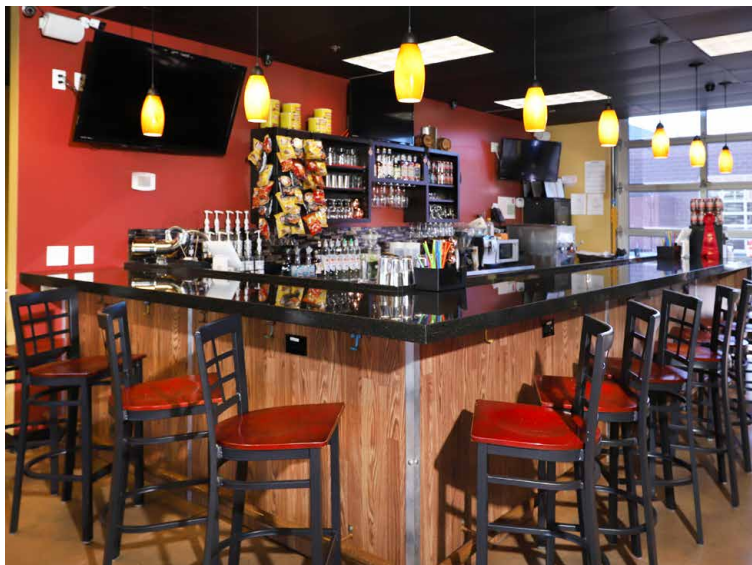
Near Shopping

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PROPERTY PHOTOS



For a complete disclaimer, please see page one of this brochure.

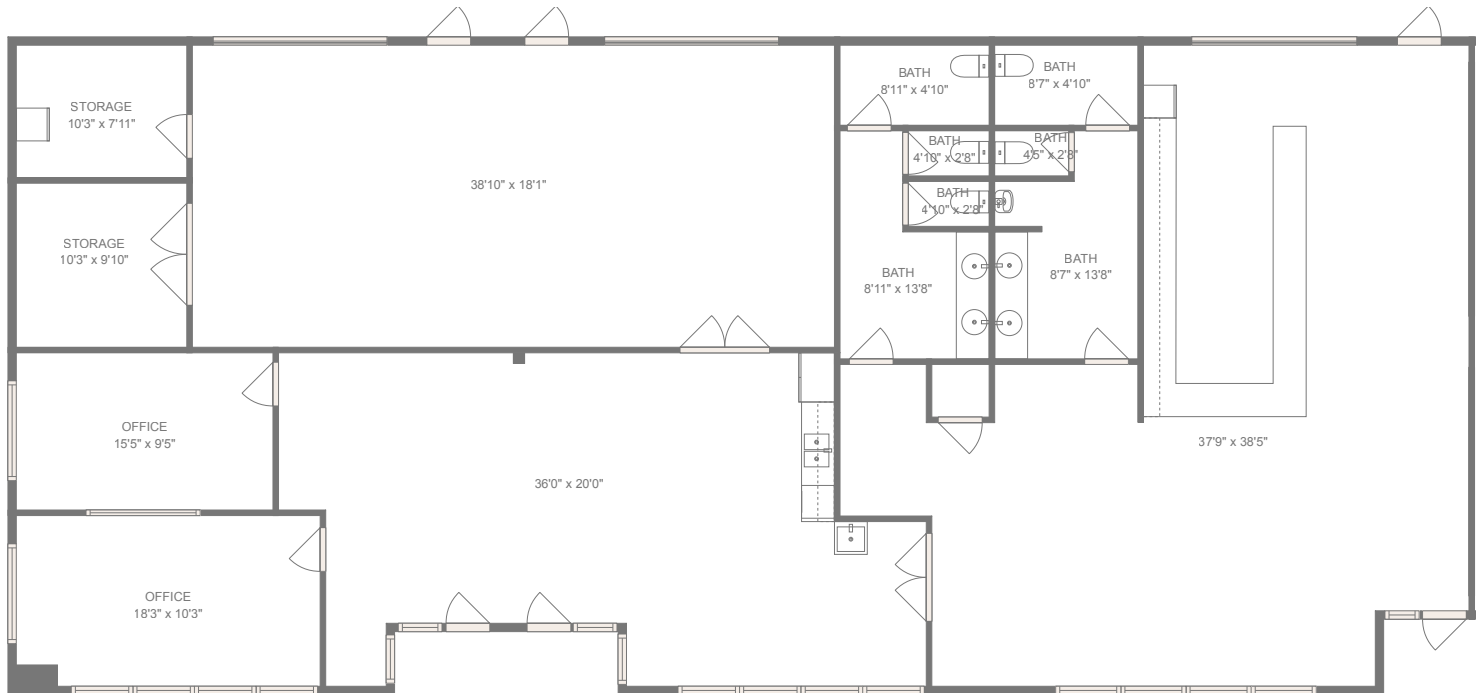
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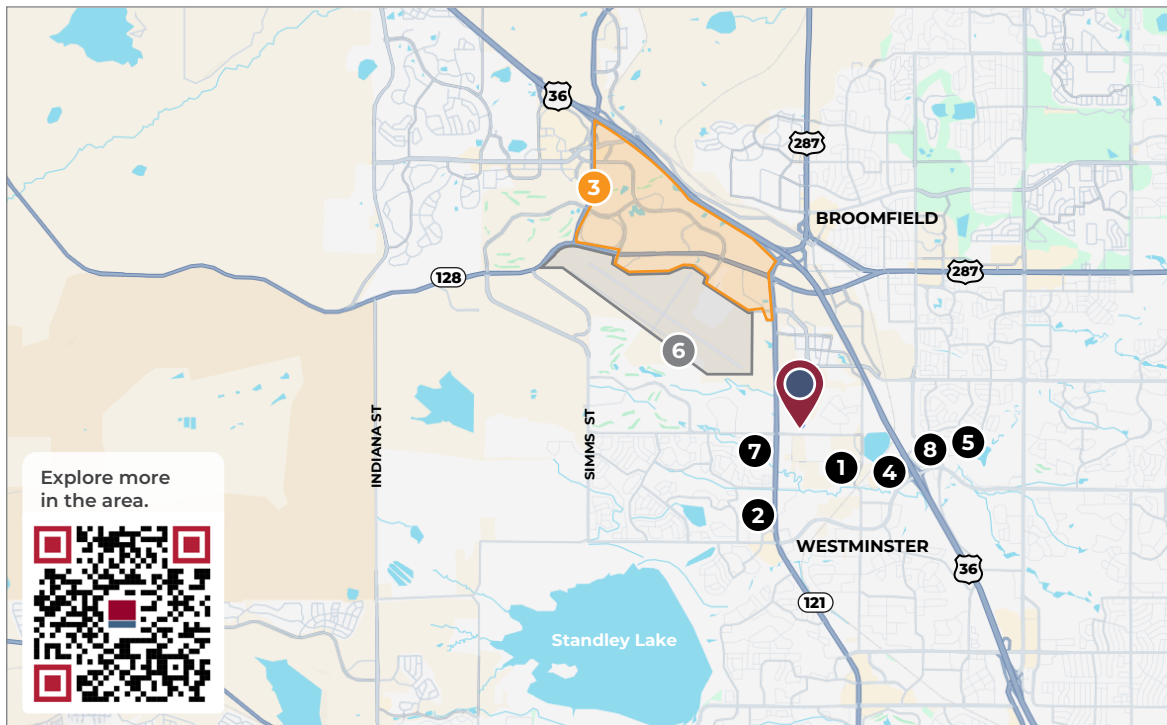
PROPERTY FLOOR PLAN



PROPERTY LOCATION



10860 DOVER ST.
WESTMINSTER, CO, 80021



- 1 Target
- 2 Starbucks
- 3 Interlocken
- 4 The Shops at Walnut Creek
- 5 Westminister Promenade
- 6 Rocky Mountain Metropolitan Airport
- 7 Walnut Creek
- 8 AMC Westminister Promenade 24

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