



Where Ministry,  
Community, and  
Growth Come Together

**Price: \$1,200,000**

3070 W 65TH AVE, DENVER, CO 80221  
3070 WEST 65TH AVENUE  
DENVER, CO 80221

---

**HOPE SAWYER, CCIM, CRE**  
KW Commercial Broker  
(303) 539-5573  
hope@trinityteamre.com  
FA.100047138, Colorado

**TODD WHITTAKER**  
Commercial Broker  
720-253-5878  
Todd@trinityteamre.com

**ERIC FRITZKE**  
Commercial Broker  
(303) 539-7661  
eric@trinityteamre.com





## Property Summary

Price:	\$1,200,000
Building SF:	9,069
Price per S/F	\$132.32
Construction Type:	Masonry
Ceiling Height	12'
Seat sanctuary	200+
Lot Size:	34,192 SF
Parking:	Surface
Zoning:	R-2
Permitted Uses:	Residential-2 low-to-moderate density
Roof:	Composition
Sprinklers:	No
Type:	Specialty Use
Year Built:	1968

## Property Overview

Situated on a generous  $\pm 34,192$  square foot lot, the facility totals approximately 9,069 square feet, including a spacious main level and a versatile lower level. The main level features a large 200+ seat sanctuary with 14 foot ceilings, a baptismal with two adjoining rooms, and a welcoming foyer that supports smooth arrival and gathering flow. Additional spaces include a full kitchen, a hall suitable for events or classes, eight office or multi use rooms, and a large conference room designed for administrative or group functions.

The lower level offers  $\pm 1,610$  square feet with additional rooms that can support expansion, storage, youth programs, or future build out needs. Multiple entrances throughout the building allow for flexible programming and accessibility.

## Location Overview

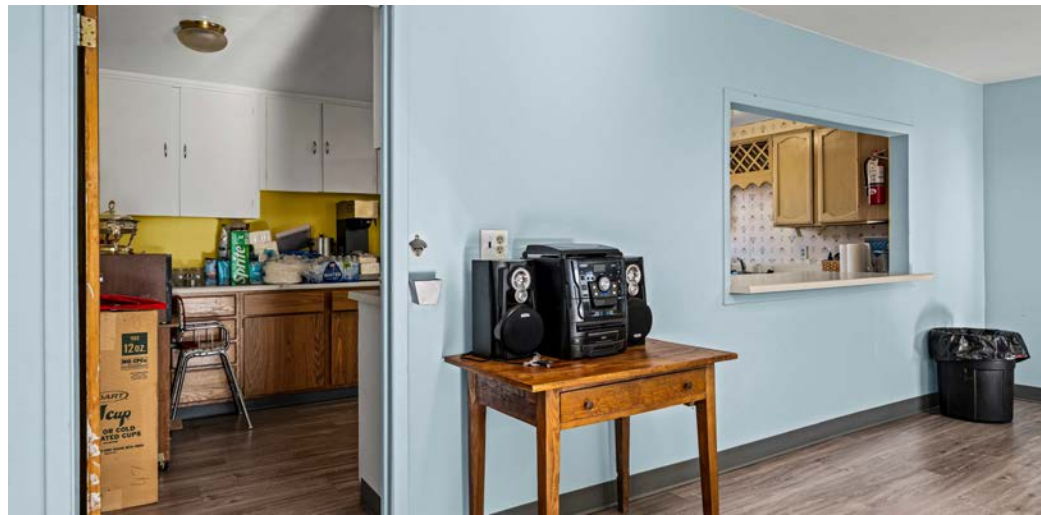
The property is positioned within the dynamic 80221 ZIP code, an area that spans portions of Denver and Adams County. This region has experienced steady population and economic growth, supported by its central location, strong transportation access, and ongoing residential and commercial reinvestment.

The surrounding neighborhoods reflect a diverse and active community with a median age in the mid 30s and a broad mix of families, professionals, and long established residents. Adams County continues to grow, supported by expanding employment sectors, new housing development, and infrastructure improvements. The area's demographic strength and upward trajectory make it well suited for organizations seeking long term stability and community engagement.

# PROPERTY PHOTOS



# PROPERTY PHOTOS



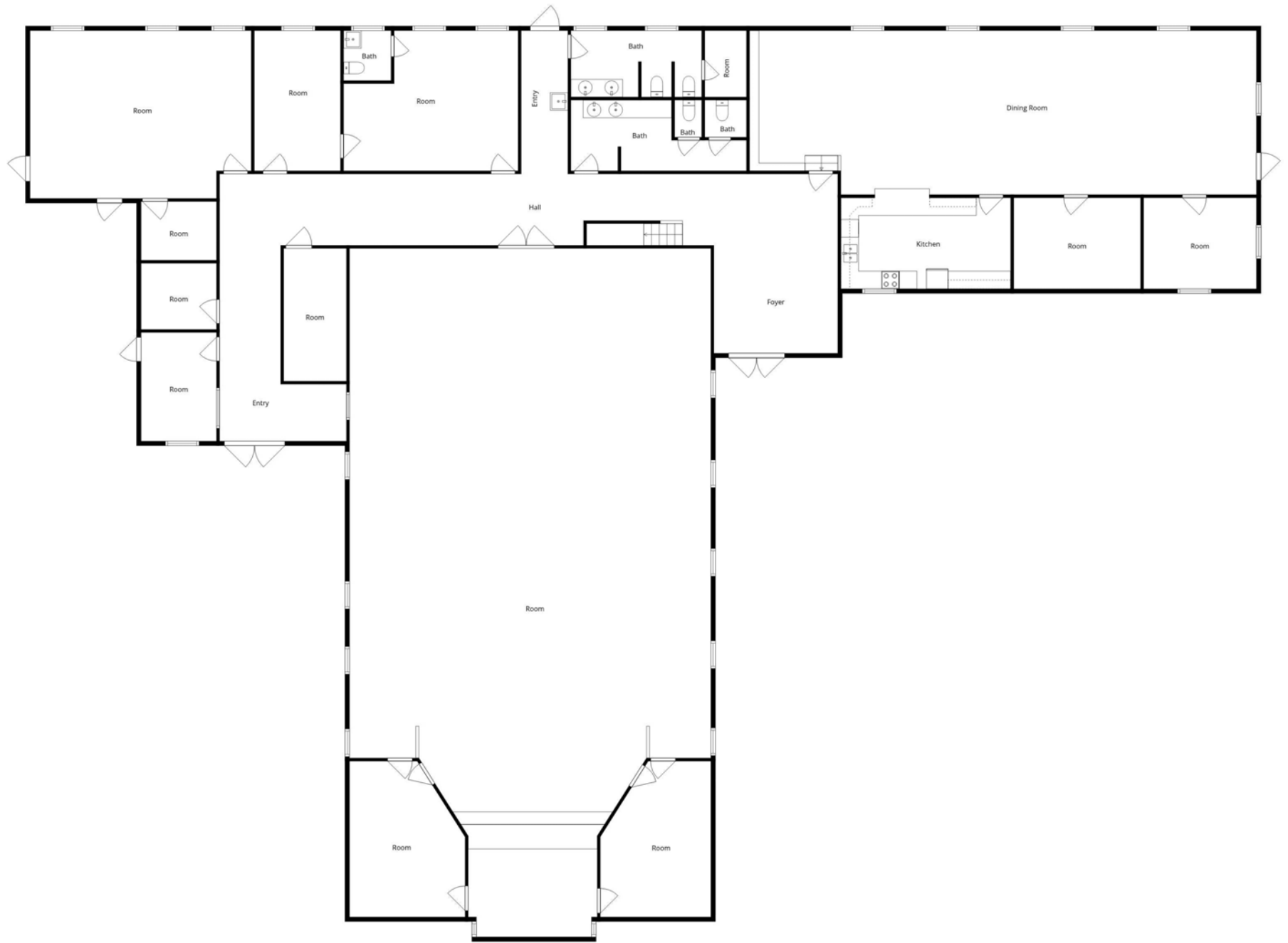
# PROPERTY PHOTOS



# PROPERTY PHOTOS

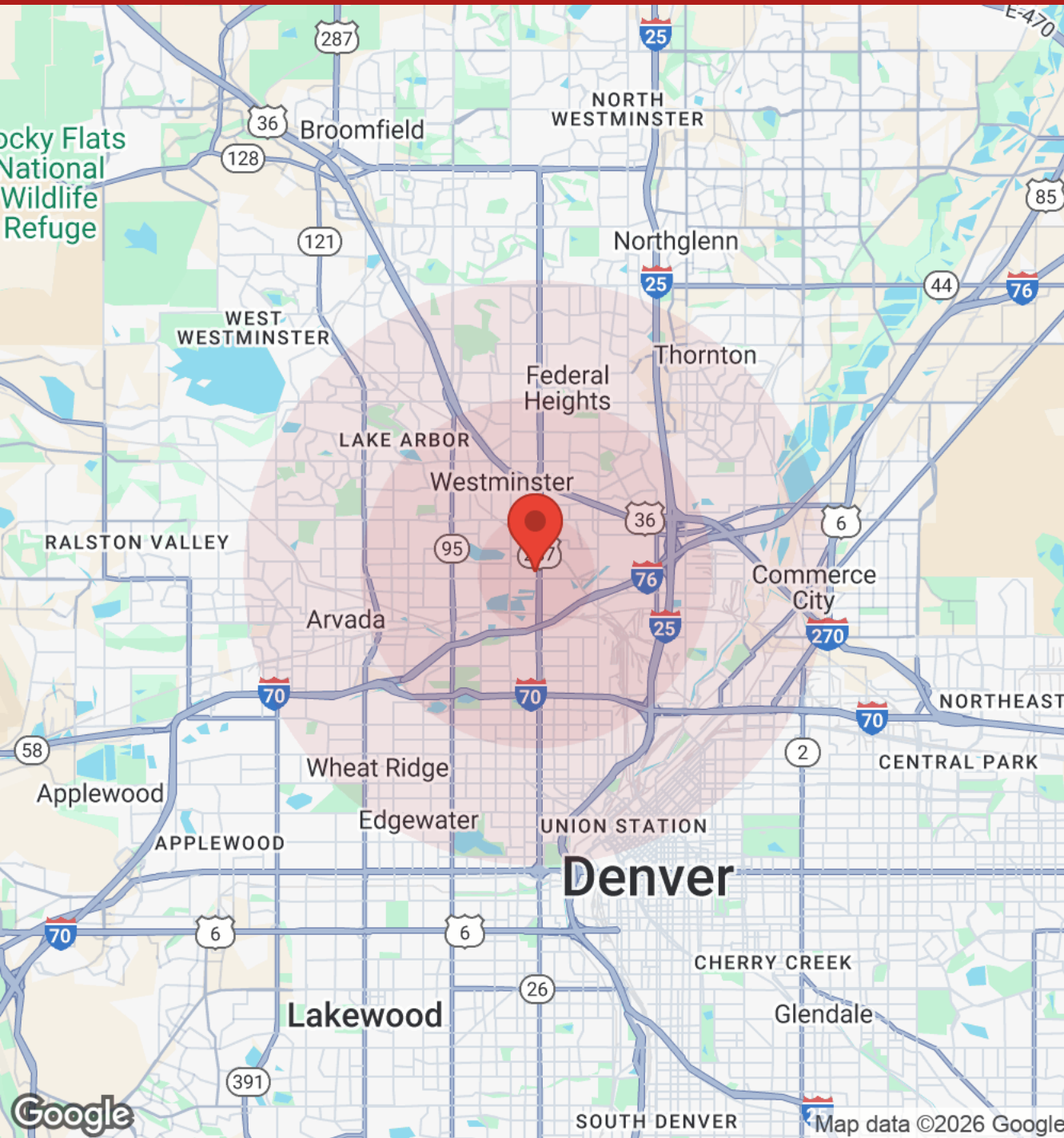


# FLOORPLAN





# DETAILED DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	5,782	62,989	202,948
Female	5,283	59,055	191,542
Total Population	11,065	122,044	394,490

Race	1 Mile	3 Miles	5 Miles
White	4,558	62,682	225,372
Black	365	3,442	15,070
Am In/AK Nat	67	537	1,657
Hawaiian	7	110	276
Hispanic	5,215	47,609	127,854
Asian	614	4,735	14,004
Multi-Racial	226	2,685	9,428
Other	12	244	868

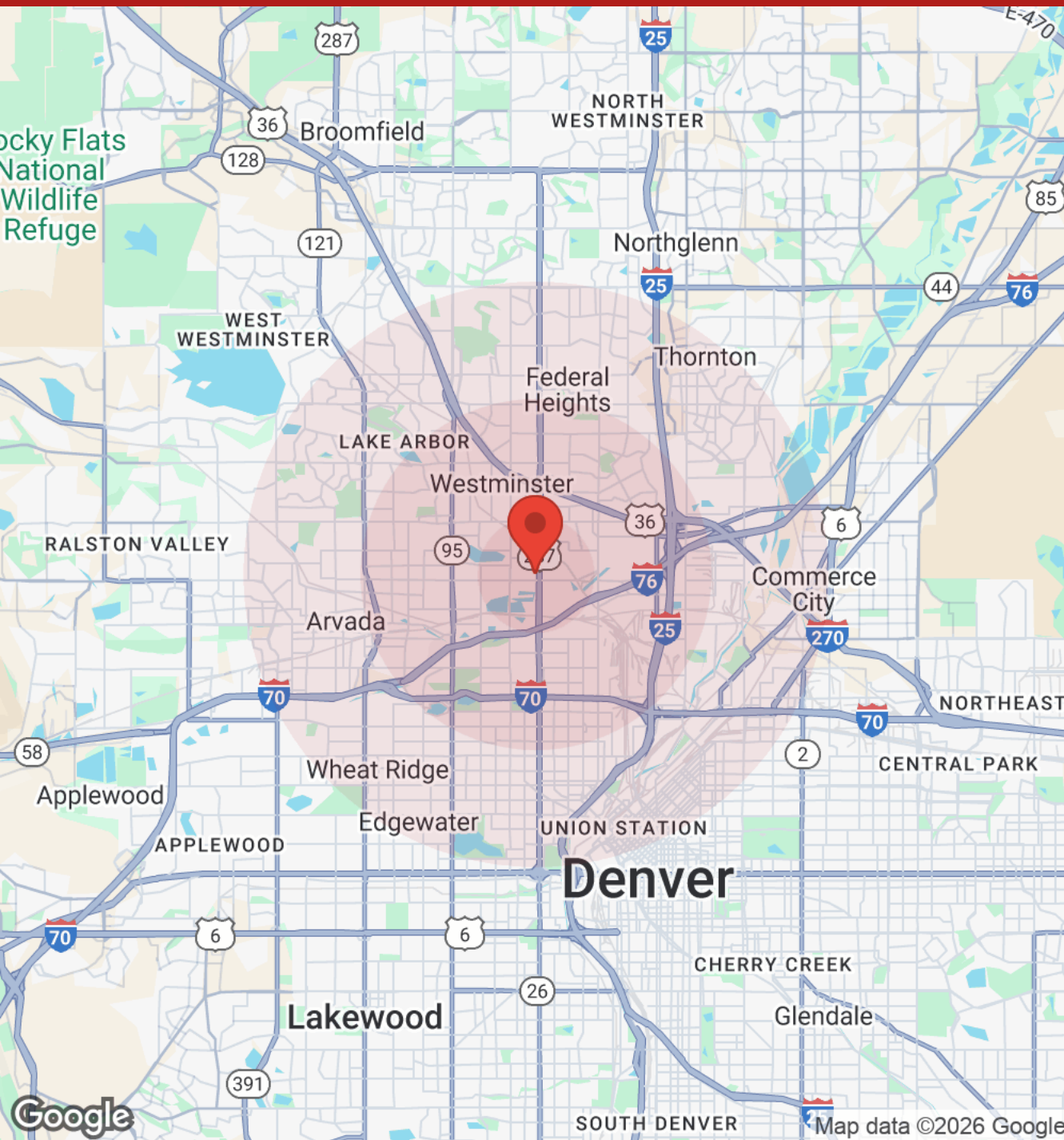
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,546	51,315	186,654
Occupied	4,199	47,235	169,865
Owner Occupied	2,111	28,728	88,004
Renter Occupied	2,088	18,507	81,861
Vacant	348	4,080	16,789

Age	1 Mile	3 Miles	5 Miles
Ages 0-4	731	7,009	21,334
Ages 5-9	613	6,609	19,421
Ages 10-14	696	6,961	19,760
Ages 15-19	776	7,817	20,938
Ages 20-24	788	8,012	25,549
Ages 25-29	1,007	10,515	42,564
Ages 30-34	1,137	12,546	45,869
Ages 35-39	973	10,941	36,388
Ages 40-44	811	9,121	29,286
Ages 45-49	669	7,045	22,329
Ages 50-54	632	6,707	20,509
Ages 55-59	510	6,185	19,204
Ages 60-64	550	6,118	18,945
Ages 65-69	401	5,293	16,788
Ages 70-74	302	4,306	13,623
Ages 74-79	237	3,182	10,212
Ages 80-84	135	1,964	6,271
Ages 85+	98	1,712	5,501

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# DETAILED DEMOGRAPHICS



Income	1 Mile	3 Miles	5 Miles
Median	\$83,316	\$88,066	\$96,243
< \$10,000	296	2,196	7,304
\$10,000-\$14,999	102	1,251	4,164
\$15,000-\$19,999	112	1,170	3,585
\$20,000-\$24,999	120	1,212	5,164
\$25,000-\$29,999	108	1,489	3,963
\$30,000-\$34,999	140	1,209	4,039
\$35,000-\$39,999	154	1,504	4,480
\$40,000-\$44,999	202	1,678	4,836
\$45,000-\$49,999	100	1,377	4,007
\$50,000-\$59,999	253	3,310	10,443
\$60,000-\$74,999	314	4,028	14,360
\$75,000-\$99,999	599	6,109	21,874
\$100,000-\$124,999	347	5,302	18,728
\$125,000-\$149,999	347	3,647	13,922
\$150,000-\$199,999	331	5,497	21,119
> \$200,000	675	6,256	27,878

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

