



WESTMINSTER STATION TOD LAND FOR SALE

7110 Lowell Blvd, 3350 - 3440 W. 71st Pl
Westminster, Colorado

OFFERING MEMORANDUM



W 71st Place

Lowell Blvd

Westminster Station TOD Assemblage for Sale

7110 Lowell Blvd, 3350 - 3440 W 71st Pl
Westminster, CO

This Offering Memorandum and the information contained therein is subject to the terms, provisions, and limitations of the confidentiality agreement with which we have provided you, the Buyer. By taking possession of and reviewing the information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the information obtained to any other person or entity except permitted herein.

Fuller Real Estate, LLC has obtained the information used in this package from sources we deem reliable. We have no reason to doubt the accuracy of the information, but neither we, nor the owner, warrant such information. All offers to purchase should be based on independent investigation, analysis, appraisal and evaluation of all facts, circumstances and materials deemed relevant by the purchaser.

By taking possession of and reviewing the information herein, the Buyer acknowledges that Jason Russ, Travis Wanger, and Alex Scott of Fuller Real Estate are acting as Seller's Agents ("Brokers") in the disposition of the property. We will disclose to you all adverse material facts about the property actually known by us. We will assist you without regard to race, creed, sex, religion, national origin, family status, marital status, or handicap. The Buyer acknowledges receipt of the form entitled Brokerage Disclosure to Buyer. (BDB-10-19) (Mandatory 1-20)

DO NOT DISTURB OR CONTACT TENANTS
APPOINTMENTS WITH LISTING BROKERS ONLY

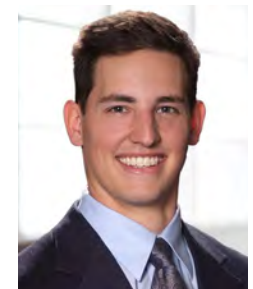
[Click here for a digital Brokerage Disclosure form](#)



Jason Russ
C: 609.240.6549
D: 720.974.2794



Travis Wanger
C: 303.888.1061
D: 720.974.2790



Alex Scott
C: 972.207.8877
D: 720.287-5417

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DRONE VIDEO](#)



ASSEMBLAGE SUMMARY



Largest Development Opportunity within the Westminster Station Transit Oriented Development Area

- ◆ 7.24 Acres
Transitional
Mixed-Use Zoning
- ◆ TOD Covered
Land Play
- ◆ 4 Unique Parcels
- ◆ 22,608 ± SF
Across 4 Structures
- ◆ 4.45 Acres
Vacant Land
- ◆ 890' ± Frontage to
W 71st Place
- ◆ 185' ± Frontage to
Lowell Blvd



Consider the exclusive opportunity to develop the largest land site currently available within the Westminster Station Transit Oriented Development Area (Station Area). Offered as an assemblage and totaling 7.24 acres, this purchase opportunity affords the developer the luxury of positive cash-flows from the date of Closing, and a streamlined process for developing the next Mixed-Use or Multi-Family project within a highly desirable TOD context. This assemblage is within a ¼ mile of the FasTracks Station and within the Transitional Mixed-Use Zoning District. All parcels included in this assemblage are located within the Adams County Enterprise Zone.



Westminster Station Executive Summary

As the newest extension of the RTD B Line, the Westminster Station Area provides a streamlined process for developing the next Mixed-Use or Multi-Family project within a TOD context.

The Transitional Mixed-Use area provides a unique setting for medium and high density residential, commercial, and light industrial uses.

Maximum FAR: 1.5

Maximum Bldg Height: 3 Stories



[CLICK HERE TO VIEW WESTMINSTER STATION REGULATING LAND USE PDF](#)

WESTMINSTER STATION AREA



ASSEMBLAGE SUMMARY



	Parcel ID	Address	Land AC	Land SF	Bldg SF
Parcel 1:	0182505207011	7110 Lowell Blvd	0.98	42,689	12,160
Parcel 2:	0182505207006	3440 W 71st Pl	1.01	44,083	6,200
Parcel 3:	0182505220006	3350 W 71st Pl	0.80	34,848	4,248
Parcel 4:	0182505207009	No Address - Vacant Land	4.45	193,842	-
	Combined Assemblage		7.24	315,462	22,608

Zoning: SPD - Specific Plan District
Transitional Mixed-Use Area
City of Westminster

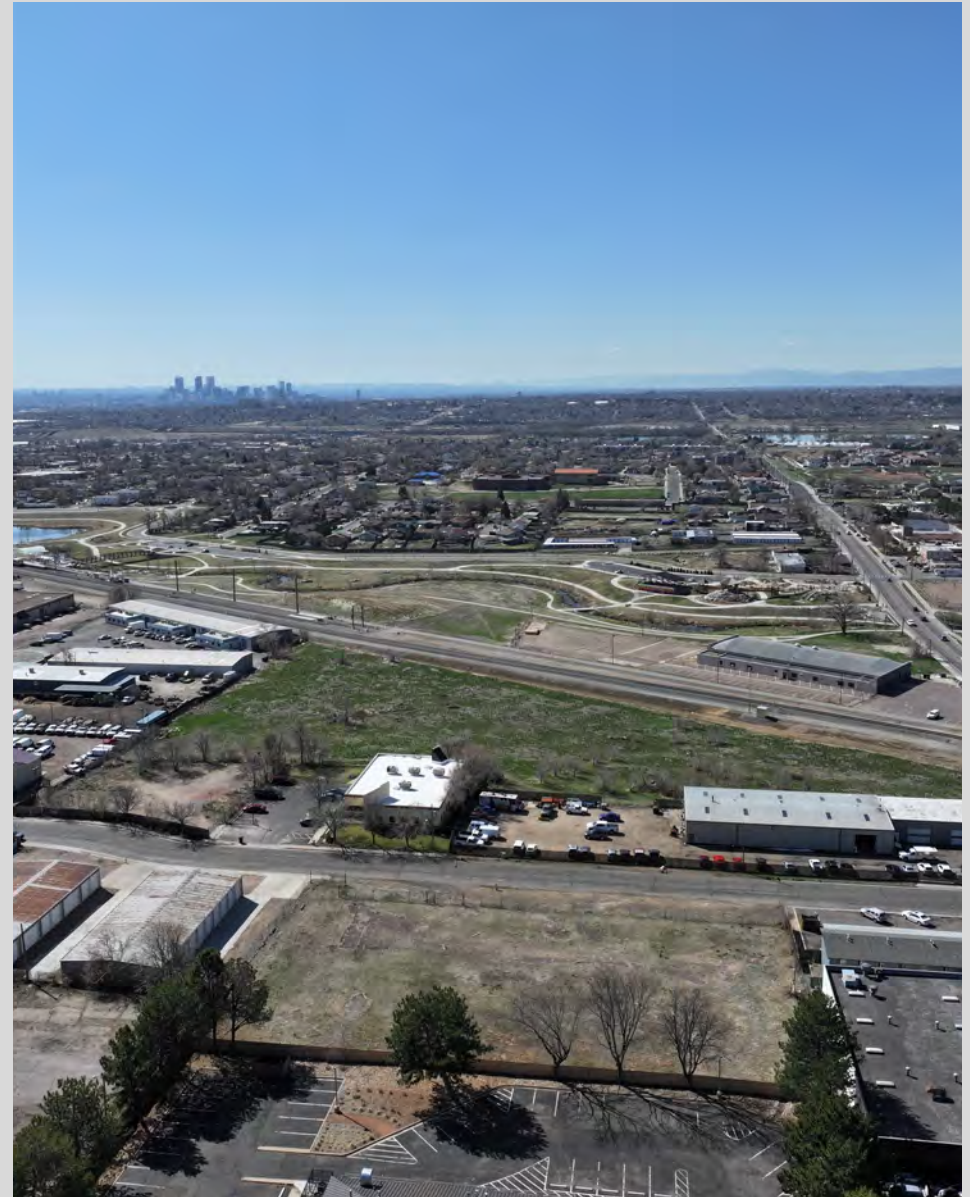
Future Use: TOD Mixed-Use or MF

Current Use: Auto Repair / Mechanic
Non-Profit Administrative Office
Auto Sales

Land Area: 7.24 Acres
315,462 SF

2023 Taxes: \$157,883.22 (for four parcels)

Offering Price: \$12,000,000



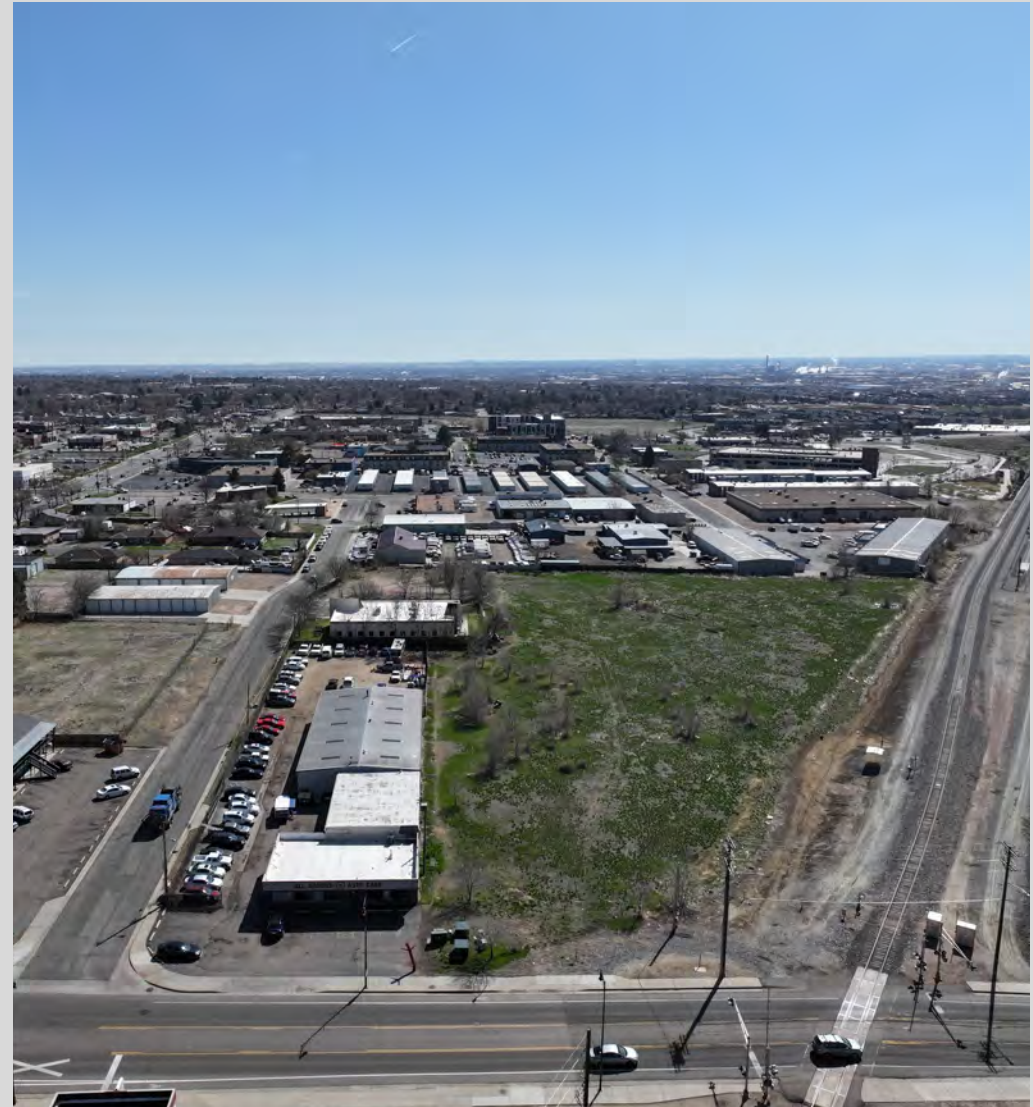
ASSEMBLAGE SUMMARY



ACTIVE LEASES / INCOME



Parcel 1 - 7110 Lowell Blvd			
Net Rent Per Annum	Net Rent Per Month	Years Remaining	Property Taxes (Paid by Tenant)
\$144,000	\$12,000	5	\$ 44,742.80
Parcel 2 - 3440 W 71st Pl			
Rent Per Annum	Rent Per Month	Years Remaining	Property Taxes
\$78,712	\$6,559	5	\$ 48,317.00
Parcel 3 - 3350 W 71st Pl			
Net Rent Per Annum	Net Rent Per Month	Years Remaining	Property Taxes (Paid by Tenant)
\$120,000	\$10,000	3-5	\$ 18,082.26
Parcel 4 - Vacant Land			
Net Rent Per Annum	Net Rent Per Month	Years Remaining	Property Taxes
-	-	-	\$ 46,741.16
Assemblage Total			
Total Rent Per Annum	Total Rent Per Month		Total Property Tax
\$342,712	\$28,559		\$ 157,883.22
Approximate Assemblage NOI			\$247,653.84



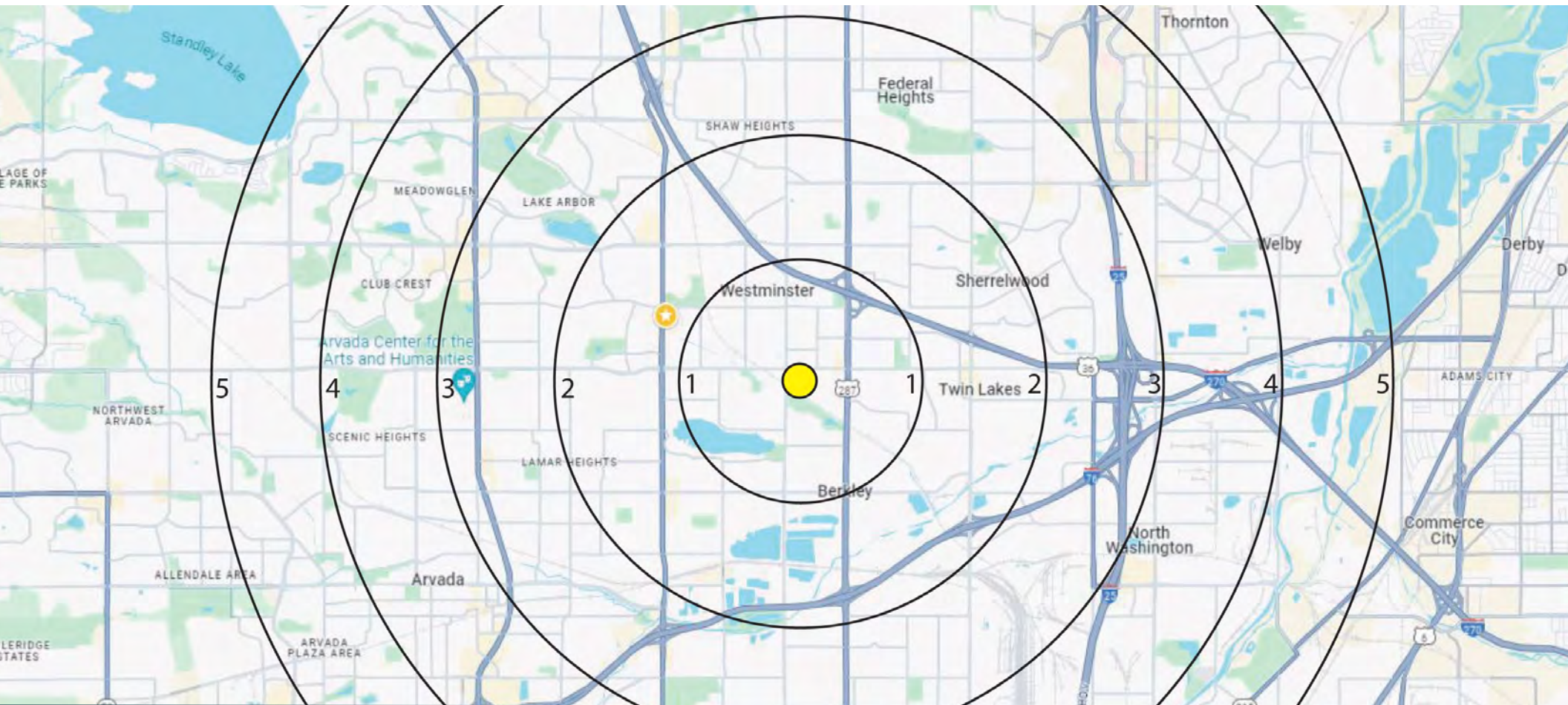
LOCATION OVERVIEW



LOCATION OVERVIEW



LOCATION OVERVIEW



Area Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	14,341	135,858	359,764
HOUSEHOLDS	5,410	50,847	145,291
AVE HH INCOME	\$78,415	\$85,599	\$98,257

Source: CoStar 2023

Westminister Home Values

\$533,794

↑ 1.9% 1-yr

The average Westminister home value is \$533,794, up 1.9% over the past year and goes to pending in around 14 days.

Source: Zillow - March 2024

TRAFFIC COUNTS

Lowell Blvd @ 71st Place

17,013 MPSI

Source: CoStar 2022

Transitional Mixed-Use Area Constraints:

Min Height	Max Height	Min FAR	Max FAR	Min Density	Max Density
1 Story	3 Stories	0.5	1.5	12 units/AC	-

Utilities:

Water/ Sewer	City of Westminster
Electric	Xcel Energy
Gas	Xcel Energy

Access | Dedication:

In considering the Regulating Plan for the Westminster Station Area, site dimensions, site access, land dedication, storm water quality and detention considerations will all impact the total developable area of the assemblage.

Sewer:

The assemblage development will need to achieve a southern gravity flow line toward Julian St to tie into the Sewer Main.

Electrical Service:

The City of Westminster and Xcel Energy are working to develop additional electrical service capacity in the Westminster Station Area.

The Westminster Station Area provides a streamlined process for developing the next Mixed-Use or Multi-Family project within a TOD context. The Transitional Mixed-Use area provides a unique setting for medium and high density residential, commercial, and light industrial uses. Please find all permitted and conditional land uses linked below.



COLORADO
Office of Economic Development
& International Trade

Adams County Enterprise Zone

Click Link for EZ Info



Click Link for Zoning

SPD TRANSITIONAL
MIXED USE



OFFERING TERMS



OFFERING PRICE:

\$12,000,000

*Subject property is offered for a fee simple sale only.
No ground leases nor seller-financing will be considered.*

OFFERS:

(Please submit your Offer with the following)

1. Description of Purchasing Entity along with resume of current portfolio and properties developed.
2. Proper proof of funds.

FINANCING:

Cash sale or Purchasing Entity to obtain new financing.

INSPECTIONS:

Contact the Fuller Listing Team at Fuller Real Estate to schedule tours and appointments. Do not contact property owner.

TITLE AND ESCROW:

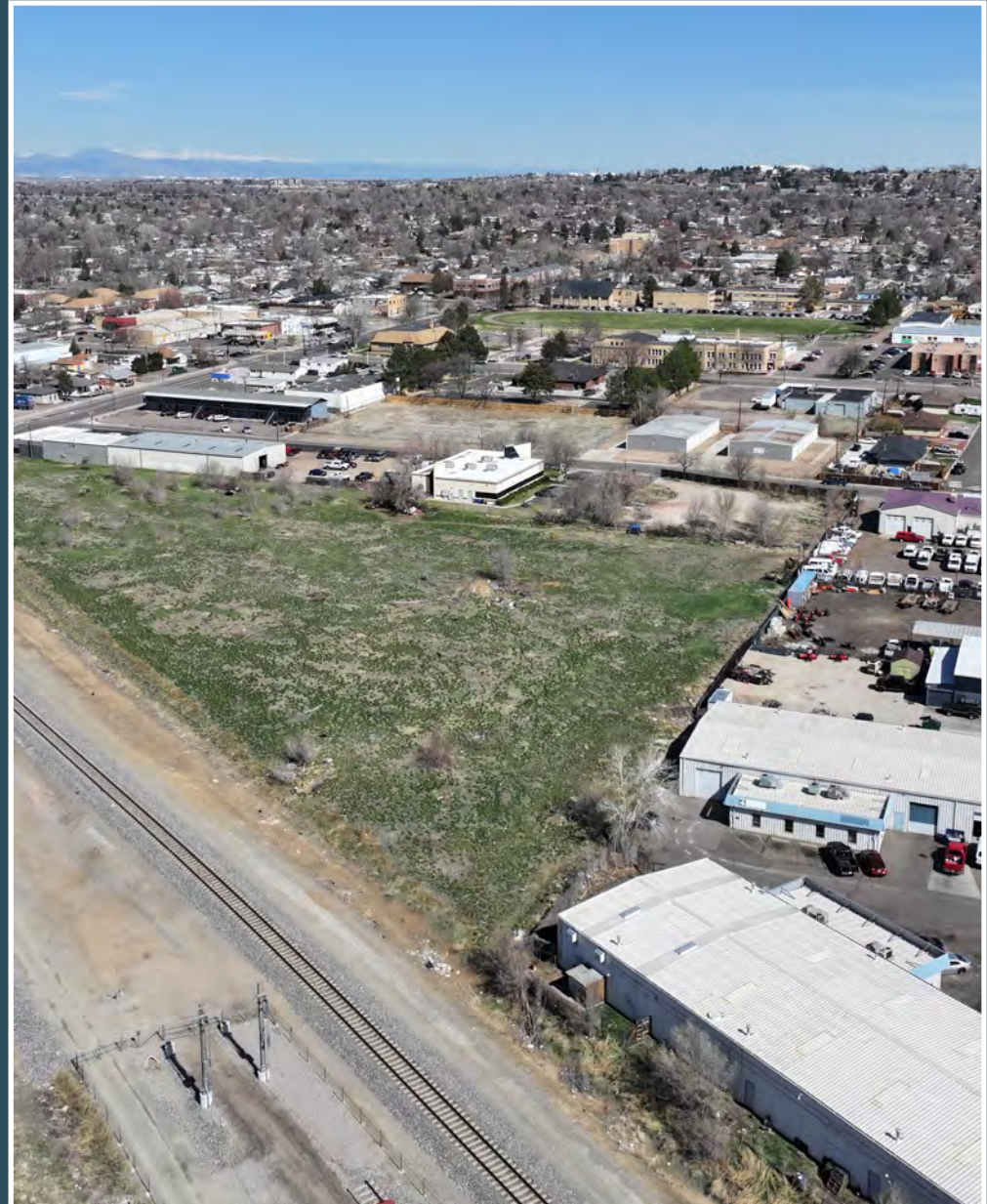
Inspection and entitlement periods negotiable.

POSSESSION: "As-Is"

CONFIDENTIALITY AGREEMENT:

To be executed by the proposed Purchasing Entity.

DO NOT CONTACT OR DISTURB TENANTS





CONTACT INFORMATION



Jason Russ
C: 609.240.6549
D: 720.974.2794
JRuss@FullerRE.com



Travis Wanger
C: 303.888.1061
D: 720.974.2790
TWanger@FullerRE.com



Alex Scott
C: 972.207.8877
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AScott@FullerRE.com