

# West 80th & Sheridan Corner Lot

5185 West 80th Avenue Westminster, CO  
80030



FOR SALE

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**BellStreet**

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For Sale

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Property Description

This West 80th & Sheridan corner lot offers a rare opportunity for an owner-user to acquire a high-visibility commercial property in the established Westminster submarket. The 1,680 SF building sits on a corner lot with approximately 22,200 vehicles per day, providing excellent exposure and accessibility. Zoned C-1, the site accommodates a range of commercial uses, including retail, office, or service-based operations. With immediate access to U.S. Highway 36 and strong surrounding demographics, this property offers long-term positioning within the Denver–Boulder corridor.

Property Highlights

- High-visibility corner lot with approximately 22,200 vehicles per day
- 1,680 SF freestanding commercial building zoned C-1 for versatile use
- Immediate access to U.S. Highway 36, connecting to Denver and Boulder
- Located in the established Westminster submarket with strong demographics

Offering Summary

Sale Price:	\$949,000
Lot Size:	0.32 Acres
Building Size:	1,680 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	543	2,616	7,669
Total Population	1,161	6,196	19,611
Average HH Income	\$80,702	\$85,013	\$91,919



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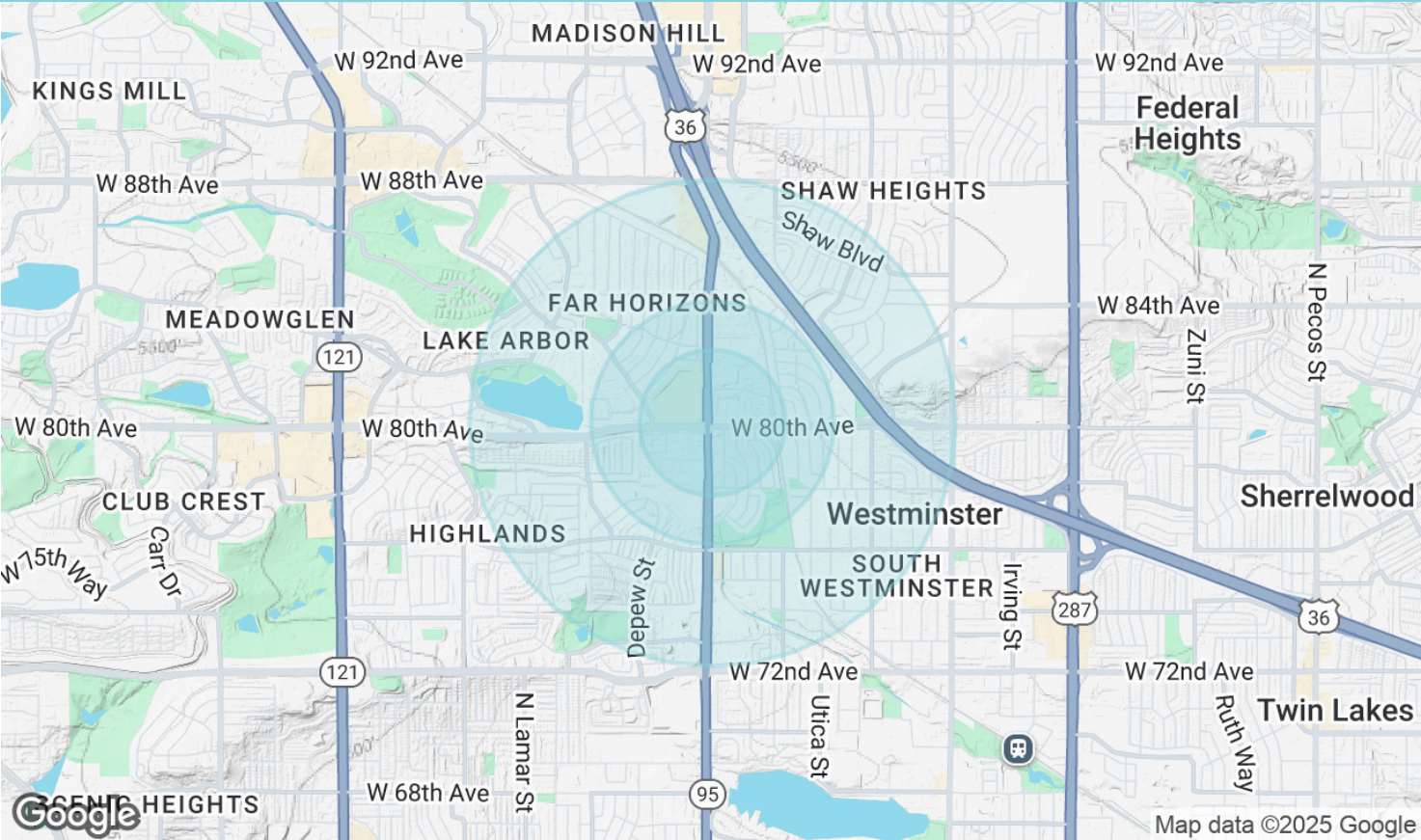
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,161	6,196	19,611
Average Age	37	37	39
Average Age (Male)	36	36	38
Average Age (Female)	37	38	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	543	2,616	7,669
# of Persons per HH	2.1	2.4	2.6
Average HH Income	\$80,702	\$85,013	\$91,919
Average House Value	\$530,606	\$531,011	\$542,922

Demographics data derived from AlphaMap





**Tony Miranda**

Associate Advisor

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Direct: **720.881.8669**

### Professional Background

As a communications professional with a passion for problem-solving and relationship-building, Tony quickly discovered a passion for the commercial real estate industry. A graduate from the University of South Carolina, with a bachelor's and master's degree in mass communication and several years in the communications field, he decided to transition his skills and expertise to commercial real estate.

Tony was drawn to the challenges and rewards of helping clients find the right property, negotiate deals, and build successful and lasting partnerships, which has helped sharpen his logistical skills. Armed with a dedicated work ethic and a willingness to learn, Tony has quickly immersed himself in the commercial real estate world.

Through his experience in communications, Tony has developed a unique set of skills that has proven to be invaluable in the commercial real estate industry. His ability to connect with people, manage relationships, and communicate effectively has helped him build a successful career in commercial real estate. Tony has worked with a diverse range of clients, from small business owners to multinational organizations, and has consistently delivered exceptional results.

Today, Tony is proud to be a commercial real estate professional in Colorado, helping clients achieve their real estate goals with a focus on integrity, hard work, and exceptional service. Whether you are looking to buy, sell, or lease commercial property, he is committed to delivering outstanding results and building lasting relationships.

#### **BellStreet**

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