

FOR SALE- RELIGIOUS CAMPUS

7375 SAMUEL DR, DENVER, CO 80221
OFFERED AT \$925,000



THE PROPERTY

Versatile
three-building
religious and
administrative
campus on a
1.1162-acre lot

PROPERTY FEATURES

BUILDING SIZE	8,816 SF Sanctuary	LOT SIZE	1.1162-acre
BUILDING SIZE	4,597 SF Office	YEAR BUILT:	1956
BUILDING SIZE	895 SF Annex	Zoning:	R-4

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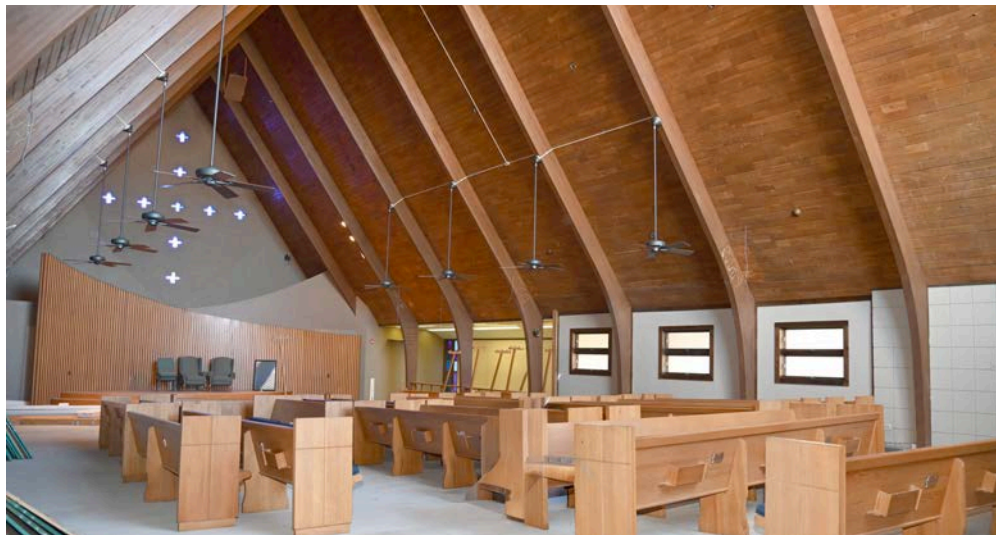
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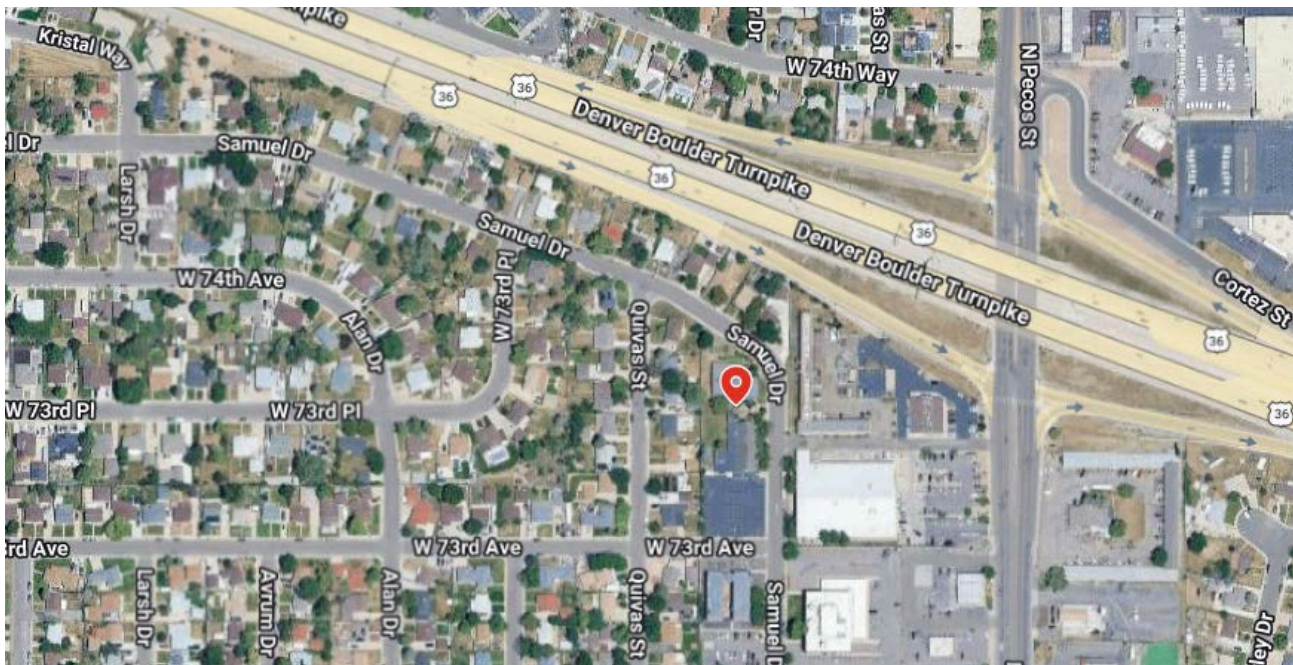
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A VERSATILE THREE-BUILDING RELIGIOUS AND ADMINISTRATIVE CAMPUS ON A 1.1162-ACRE LOT IN A GROWING, DIVERSE ADAMS COUNTY COMMUNITY, OFFERING SANCTUARY, OFFICE, AND MULTIPURPOSE SPACE WITH STRONG REDEVELOPMENT AND INSTITUTIONAL POTENTIAL.

Property Overview

7375 Samuel Drive presents a rare opportunity to acquire a multi-building religious and administrative campus in Denver's 80221 area. The property spans three distinct structures on a 1.1162-acre lot, offering flexibility for ministry operations, education, community programming, administrative headquarters, or redevelopment aligned with R-4 zoning allowances.

1. Main Sanctuary Building – ±8,816 SF (Built 1956)

- Two-level structure
- Main floor: Sanctuary
- Lower level: Kitchen, multipurpose rooms, restrooms
- Solid foundational structure
- Asbestos remediation previously completed on affected areas
- Sanctuary requires renovation, offering a strong base for modernization or adaptive reuse.

Annex Building – ±895 SF

- Office space
- Restroom
- Ideal for administrative overflow, counseling, small-group meetings, or support services

Newer Office Building – ±4,597 SF

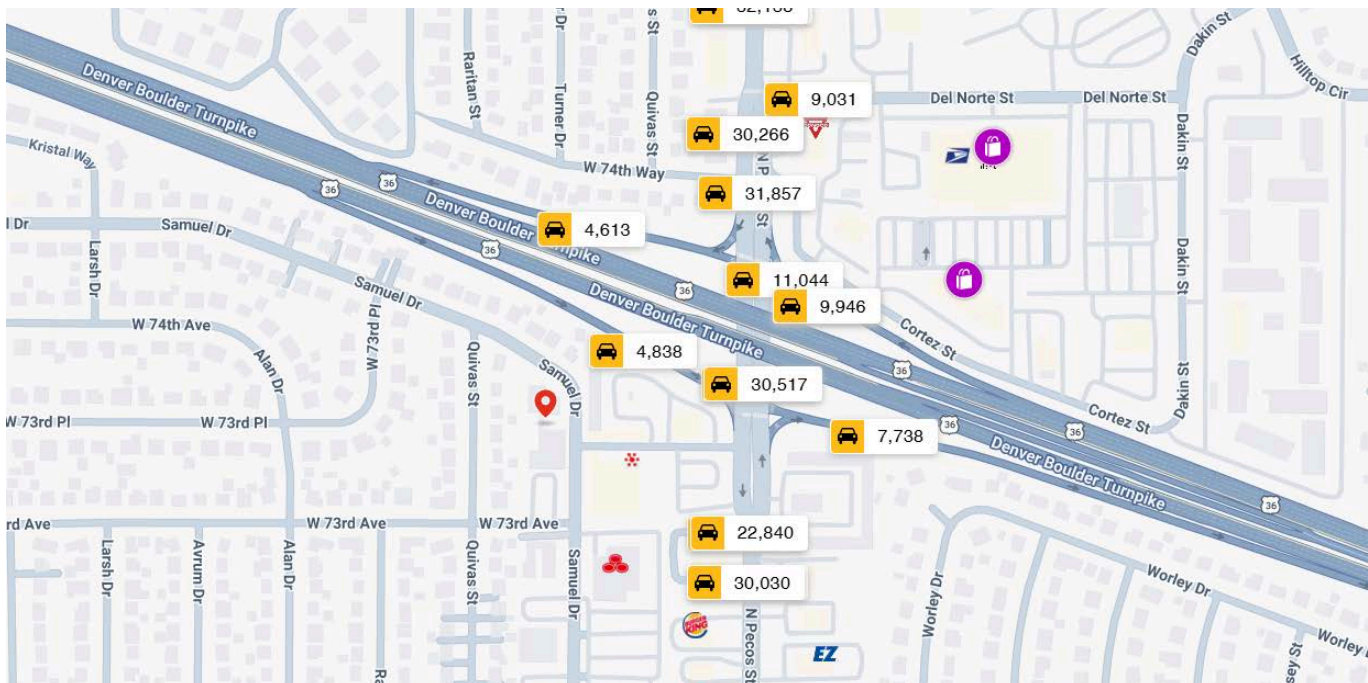
- Kitchen and lunch/break room
- Copy/work room
- Large executive office (approx. 25' x 10')
- Conference room (approx. 14' x 20')
- Multipurpose/meeting space (approx. 38' x 26')
- Eight additional private offices
- Requires minor updates but offers a strong, functional layout for organizational operations

Opportunity Summary

7375 Samuel Drive offers a flexible, multi-building campus with significant potential for:

- Religious organizations
- Nonprofits and community service providers
- Educational or training institutions
- Administrative headquarters
- Redevelopment aligned with R-4 zoning

With its combination of sanctuary space, administrative buildings, secure grounds, and a large lot in a growing and diverse community, this property is well-positioned for organizations seeking long-term operational stability and room for future expansion.



Traffic Count Disclaimer

Traffic count data referenced in this presentation is sourced from CoStar and is considered reliable. These figures are provided for general informational use only and may change over time. Neither the broker nor the property owner guarantees the accuracy of this information. Prospective buyers, tenants, and representatives are encouraged to independently verify all traffic data as part of their due diligence

NEIGHBORHOOD & DEMOGRAPHIC HIGHLIGHTS (80221 AREA)

The property is located in Adams County's 80221 ZIP code, a diverse and steadily growing area within the Denver metro region.

Population & Household Profile

- Population: Approximately 40,000–42,000 residents
- Median Household Income: About \$84,425
- Median Age: Approximately 34.7, younger than the Denver metro average
- Households: Roughly 14,450 households, with a mix of owner-occupied and rental housing

Diversity & Community Composition

- The area is notably diverse, with a significant Hispanic/Latino population (approx. 58%) and a blend of multigenerational households and young families.

Location Advantages

- Central access to Denver, Westminster, Thornton, and Federal Heights
- Close to schools, parks, retail centers, and community services
- Strong visibility and accessibility for congregations, nonprofits, or service organizations

ZONING: R-4 (ADAMS COUNTY) – ALLOWABLE USES

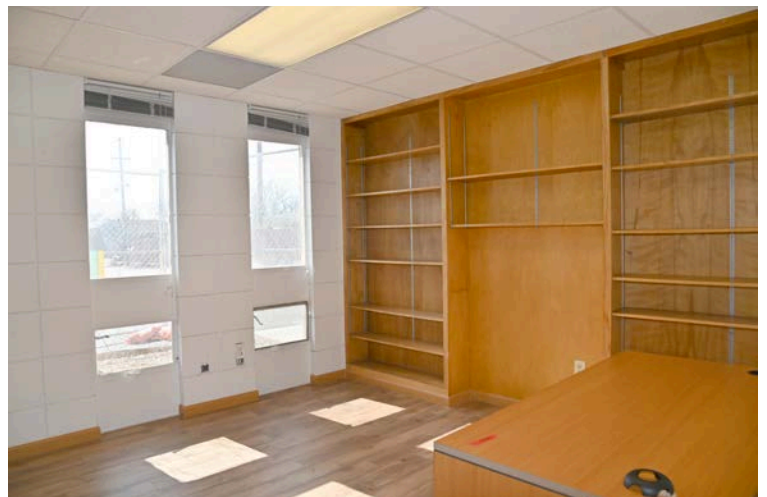
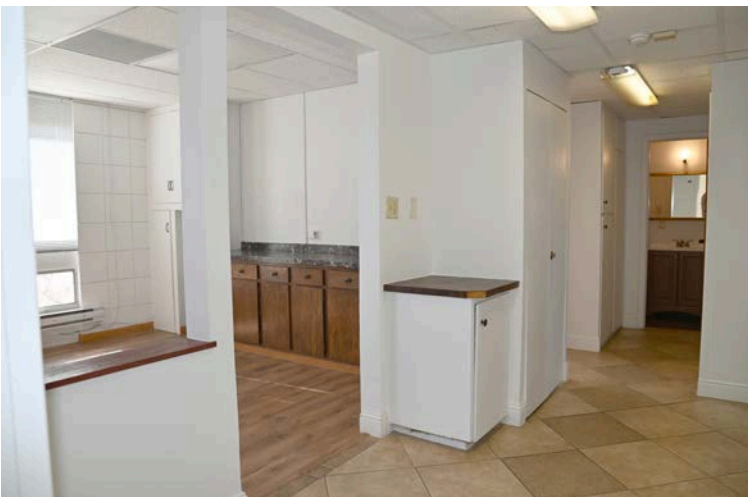
R-4 zoning in Adams County is generally intended for high-density residential and compatible institutional uses, supporting a wide range of community-serving functions. While specific permitted uses require verification through Adams County's Development Standards & Regulations, R-4 districts typically allow:

- Religious institutions and places of worship
- Schools and educational facilities
- Community centers and nonprofit service facilities
- Group living or congregate care (subject to standards)
- Multifamily residential development
- Public or quasi-public uses compatible with neighborhood context
- (General zoning framework supported by Adams County Development Standards & Regulations.)

PROPERTY PHOTOS



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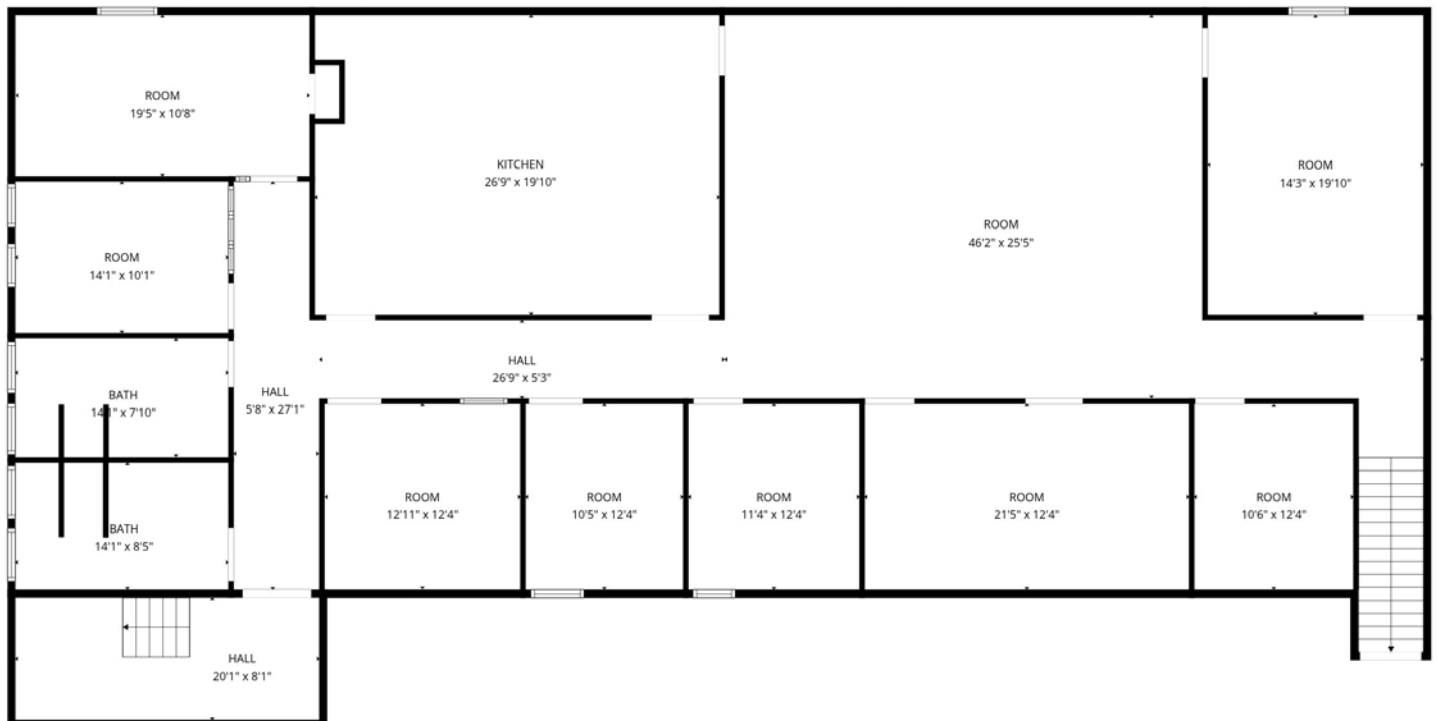
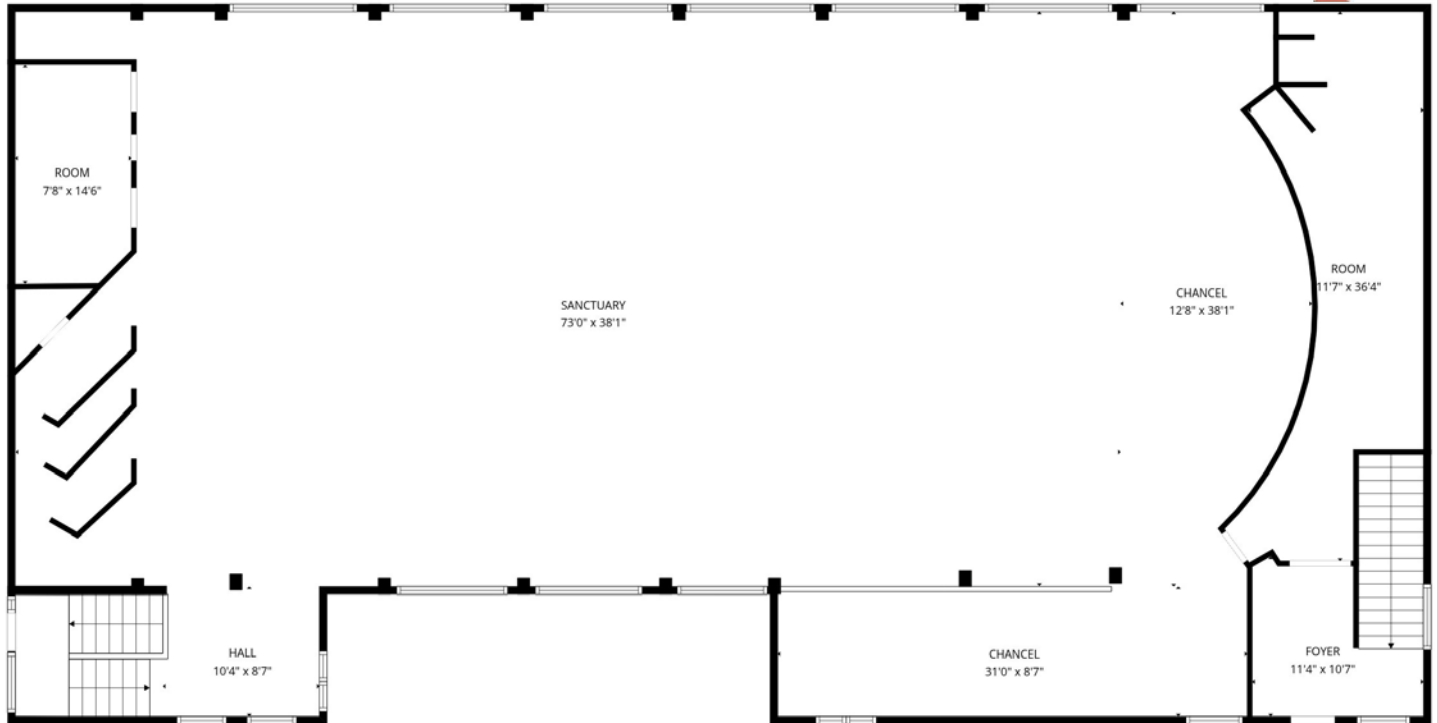


PROPERTY PHOTOS



FLOORPLAN

SANCTUARY



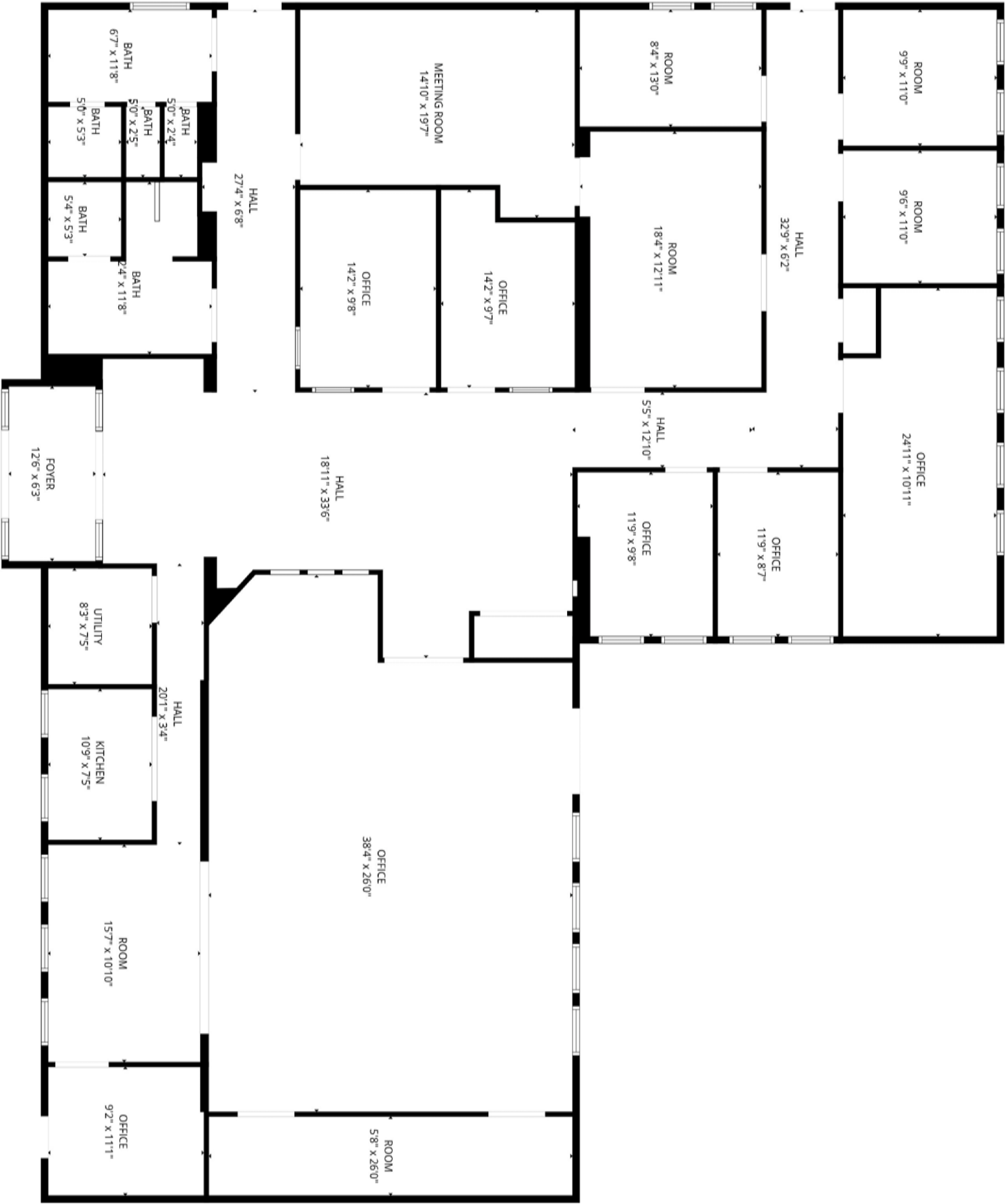
TOTAL: 4640 sq. ft

1st floor: 3470 sq. ft, 2nd floor: 1170 sq. ft

EXCLUDED AREAS: ROOM: 264 sq. ft, CHANCEL: 267 sq. ft, SANCTUARY: 2646 sq. ft,
WALLS: 295 sq. ft

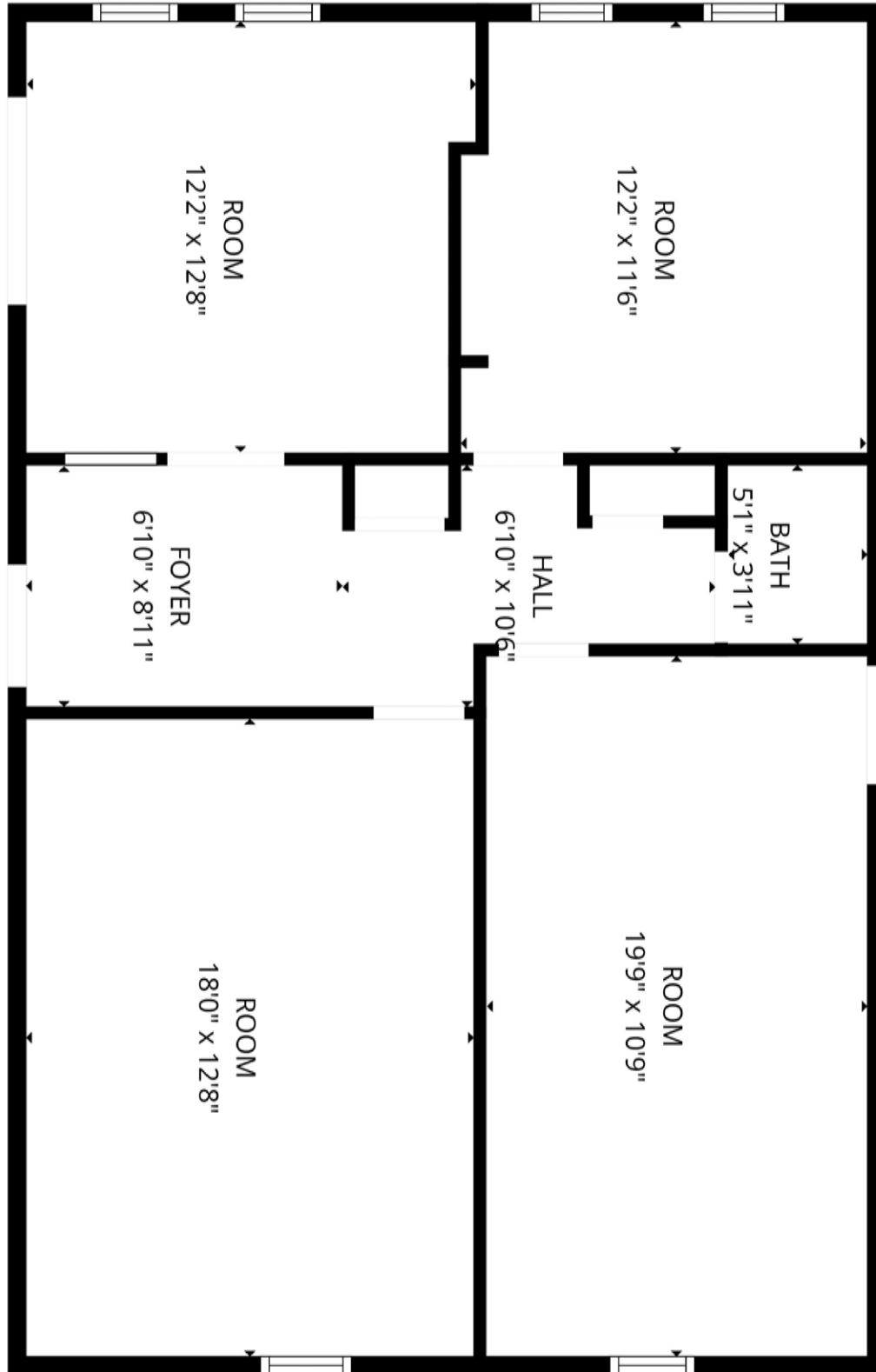
FLOORPLAN

OFFICE



FLOORPLAN

ANNEX



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Disclaimer

This presentation is provided for general informational purposes only. All property details, including but not limited to building specifications, parcel information, zoning, and ownership records, were obtained from public records and other third-party sources deemed reliable. However, no guarantee, warranty, or representation—express or implied—is made as to the accuracy, completeness, or current status of this information. All figures, measurements, and data are subject to verification, change, or correction without notice.

General Notice

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