

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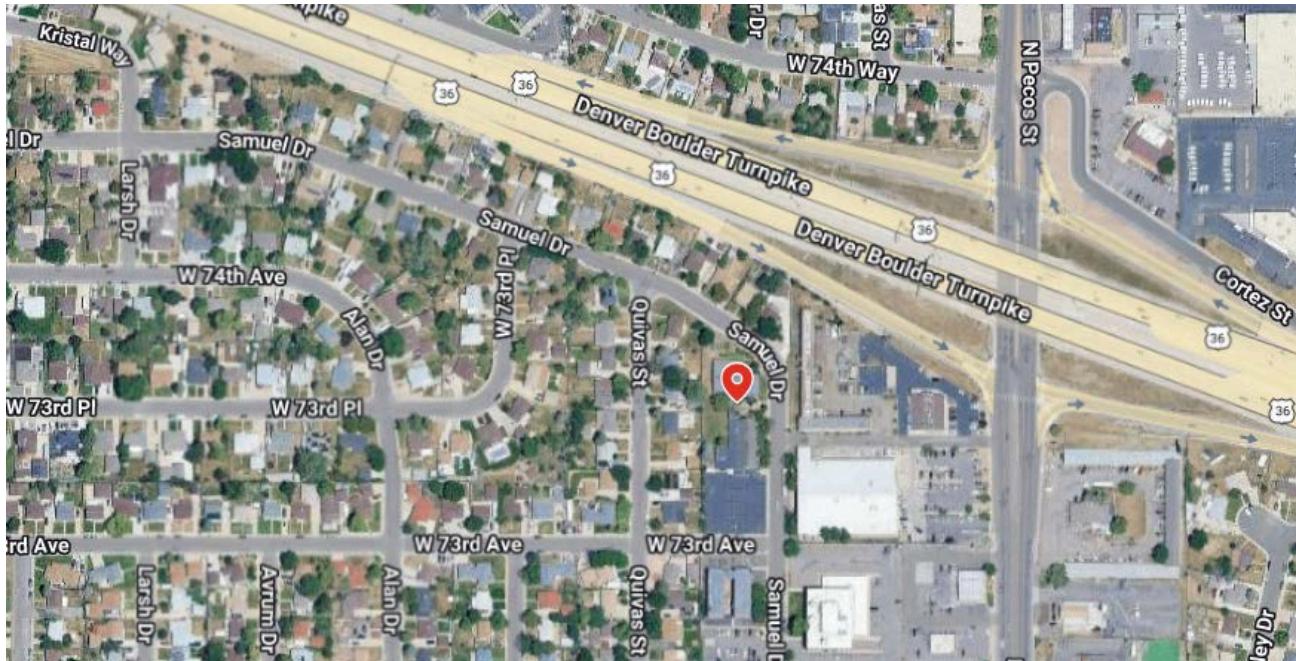
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A VERSATILE THREE-BUILDING RELIGIOUS AND ADMINISTRATIVE CAMPUS ON A 1.1162-ACRE LOT IN A GROWING, DIVERSE ADAMS COUNTY COMMUNITY, OFFERING SANCTUARY, OFFICE, AND MULTIPURPOSE SPACE WITH STRONG REDEVELOPMENT AND INSTITUTIONAL POTENTIAL.

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

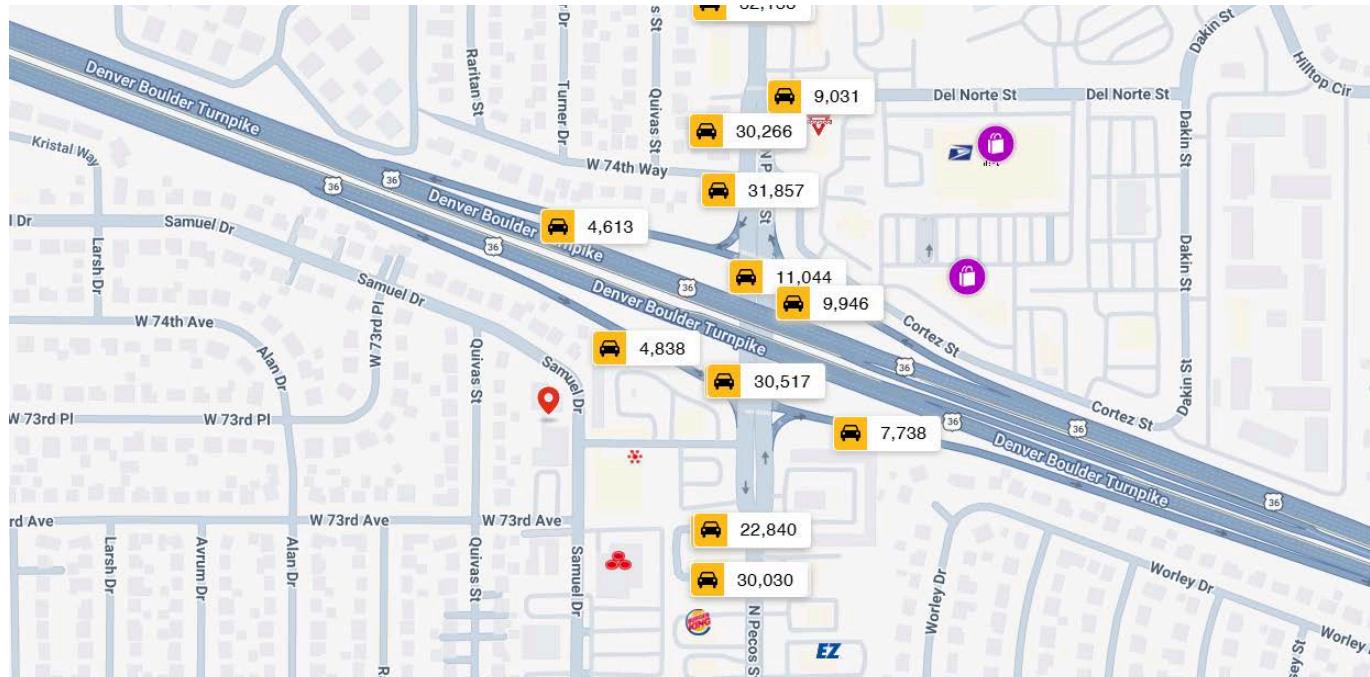
- Kitchen and lunch/break room
- Copy/work room
- Large executive office (approx. 25' x 10')
- Conference room (approx. 14' x 20')
- Multipurpose/meeting space (approx. 38' x 26')
- Eight additional private offices
- Requires minor updates but offers a strong, functional layout for organizational operations

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.



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

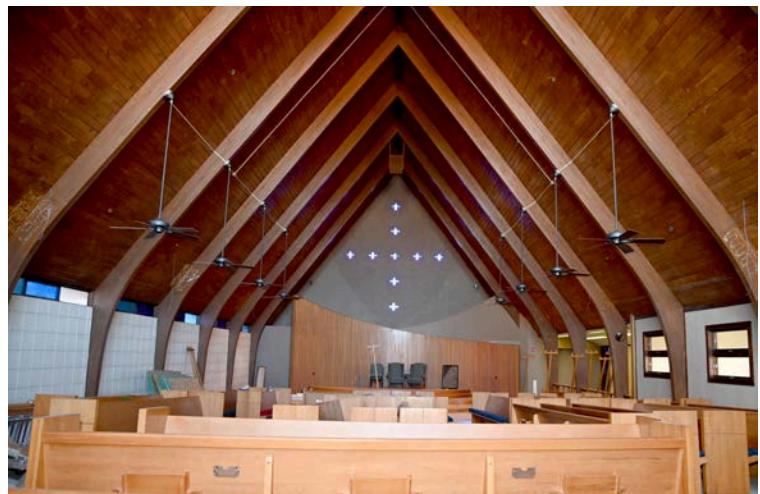
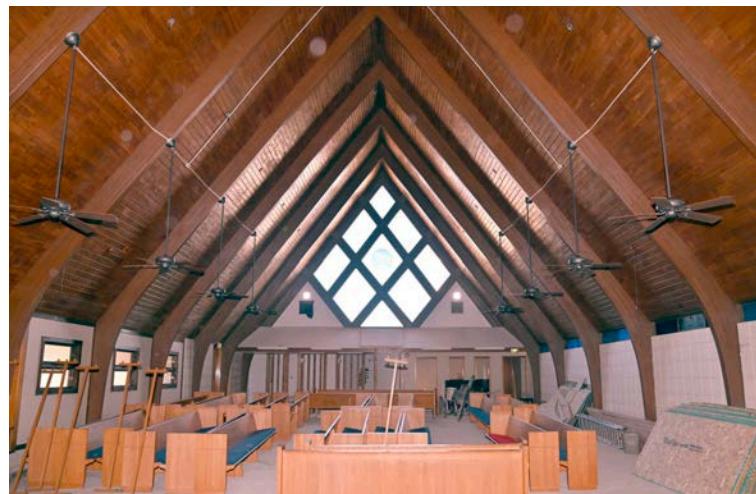
- Central access to Denver, Westminster, Thornton, and Federal Heights
- Close to schools, parks, retail centers, and community services
- Strong visibility and accessibility for congregations, nonprofits, or service organizations

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

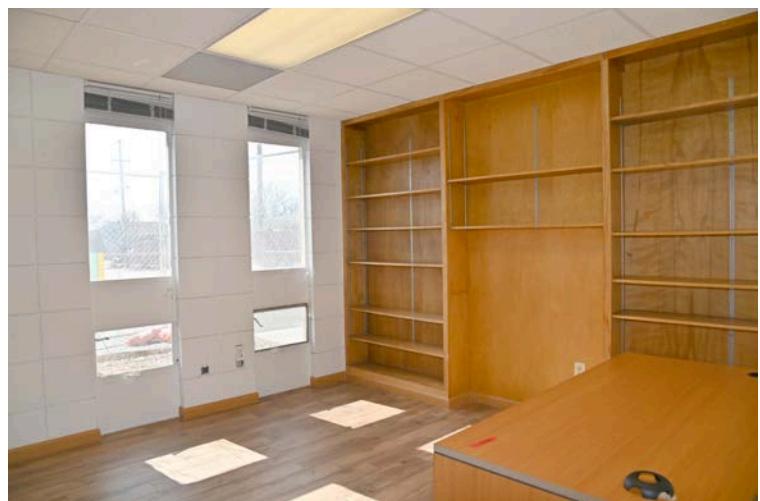
R-4 zoning in Adams County is generally intended for high-density residential and compatible institutional uses, supporting a wide range of community-serving functions. While specific permitted uses require verification through Adams County's Development Standards & Regulations, R-4 districts typically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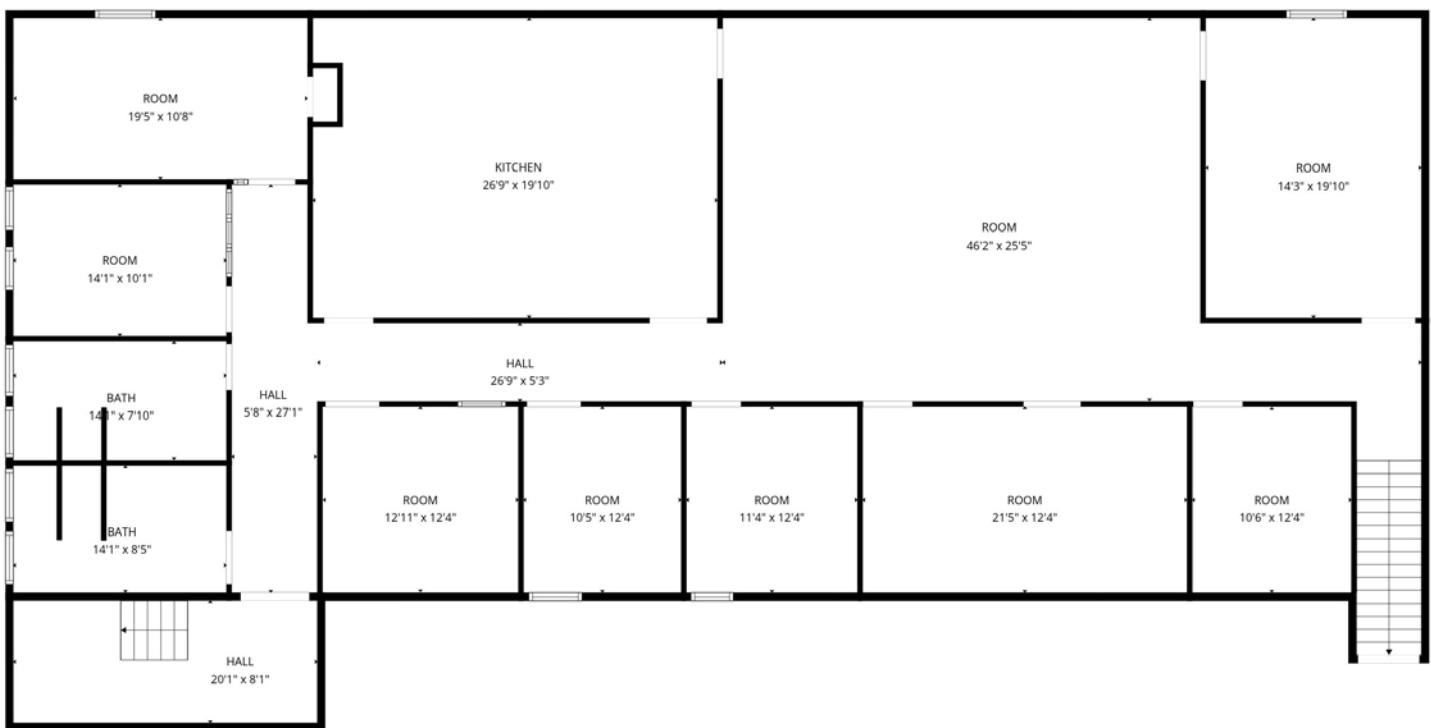


PROPERTY PHOTOS



FLOORPLAN

SANCTUARY



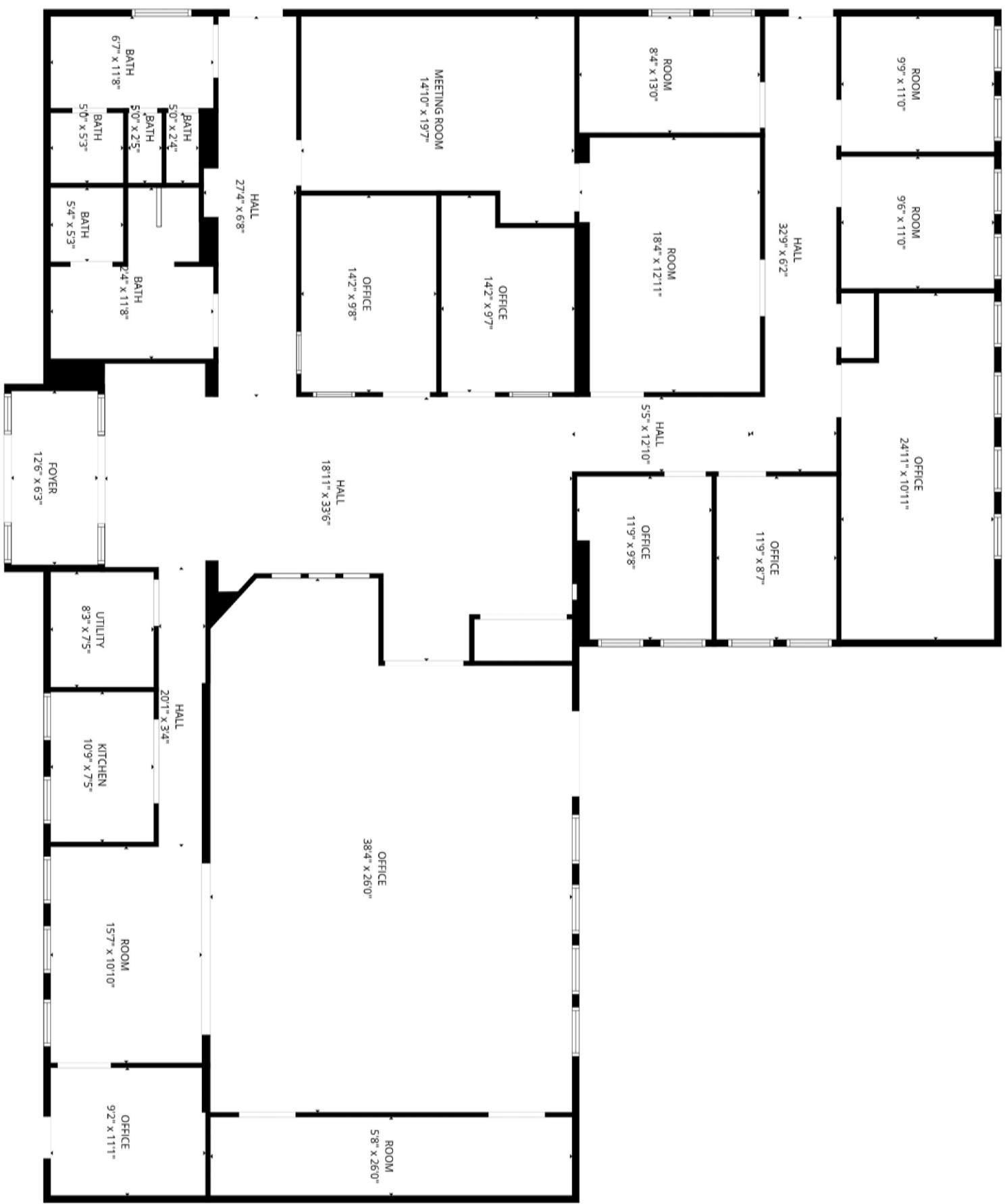
TOTAL: 4640 sq. ft

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

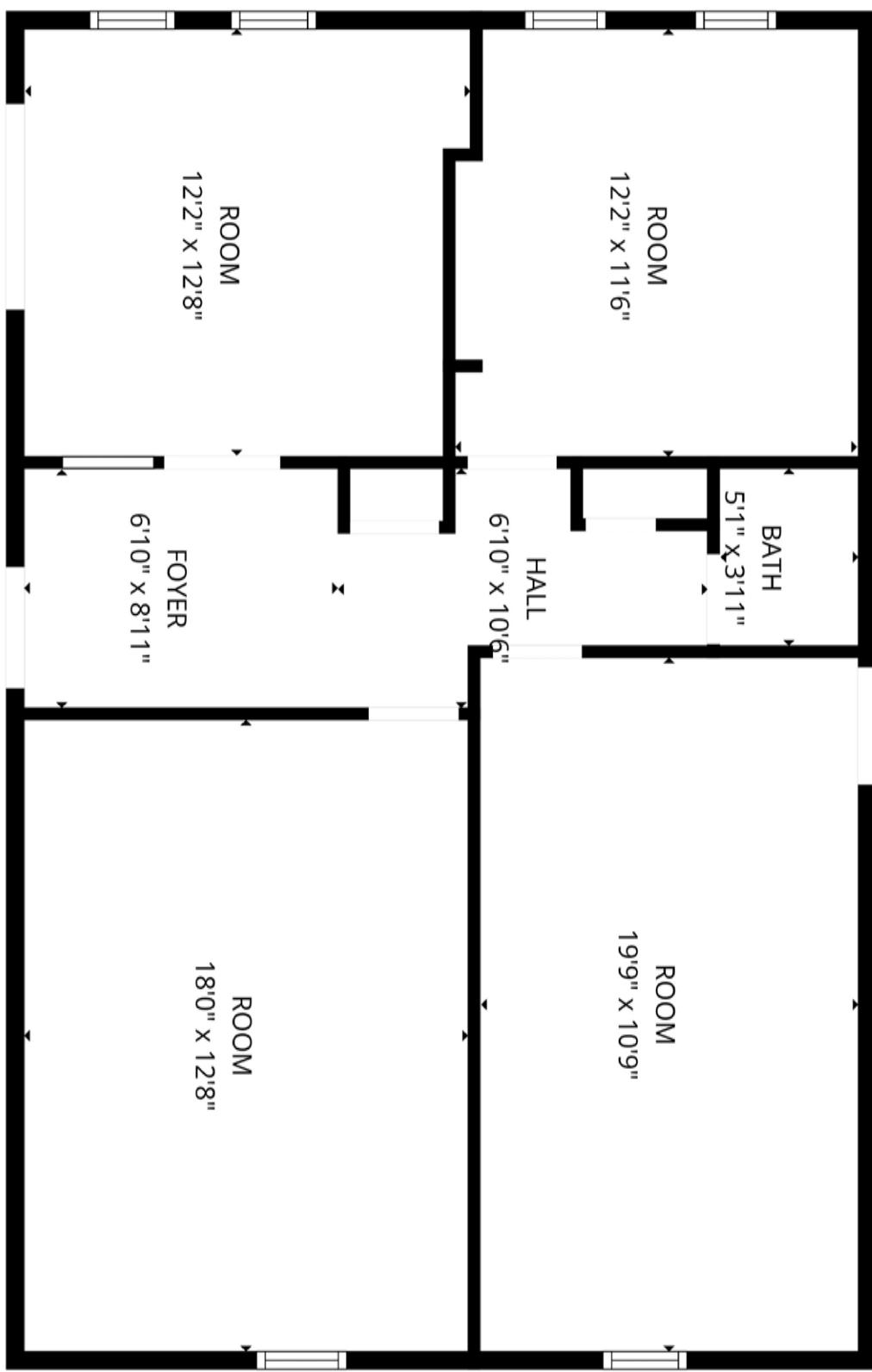
FLOORPLAN

OFFICE



FLOORPLAN

ANNEX



Disclaimer

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