

WESTMINSTER STATION DEVELOPMENT OPPORTUNITY

3065 Craft Way | Westminster, CO 80030

Price: \$1,100,000

INVESTMENT ADVISORS



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COMMERCIAL ADVISORS

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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	3065 Craft Way Westminster, CO 80030
Price	\$1,100,000
# of Units	3
Building Size	5,309 SF
Lot Size	0.49 Acres
Year Built	1940
Roof	Shingle
Building Type	Framed
Zoning	PUD

PROPERTY HIGHLIGHTS

- Walking Distance to Westminster Light Rail Station
- Generous Zoning for Redevelopment
- Up to 5 Stories Allowed
- Views of Downtown Denver

NorthPeak Commercial Advisors presents a mixed-use development site with lots of potential uses in the Westminster Station Development Zone. Zoned commercial mixed-use, the land offers a wide variety of development options up to 5 stories high with both residential and commercial permitted. 1/4 mile walk to the new Westminster light rail station. Electric/gas/water to the site. Small residence and yard space provides \$5,200/mo in income with an additional \$1,000 potential income in unused yard space. Call us today to take advantage of this rare opportunity!



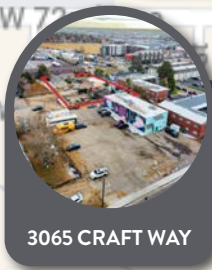
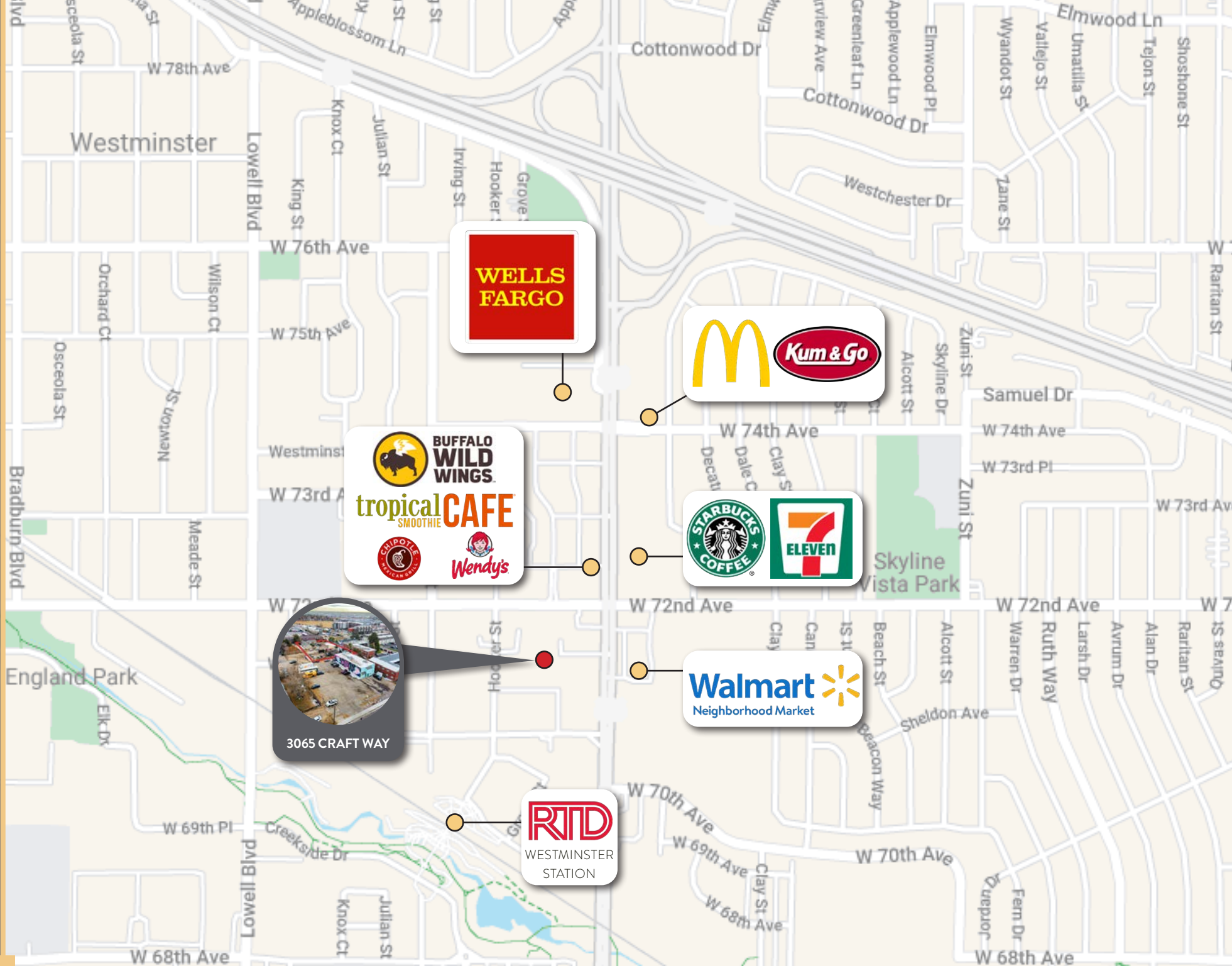


LOCATION OVERVIEW



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RETAIL MAP



3065 CRAFT WAY



WESTMINSTER

Situated on the growing Denver–Boulder corridor, Westminster is easily accessed from either metropolitan area.

What's most visible in Westminster is a sea of new shopping districts — particularly in the new developing downtown area. Residents will find conveniences ranging from popular chain stores to family-style restaurants located immediately off of U.S. 36. In addition, the Westminster Promenade, an outdoor pedestrian village, contains restaurants and cafes, a movie theater, sculptures, hotel facilities, performance areas, interactive water features, walking trails and a three-rink ice arena.

While new structures have been built throughout Westminster, the town's history is carefully preserved at the Westminster History Center. Westminster's Pillar of Fire building (also known as Westminster Castle), a majestic neo-Romanesque-style building built in 1892, is another interesting tribute to the past. Numerous other structures are also listed on the National Register of Historic Places.

Those with kids in tow can also play a round at Adventure Golf & Raceway, or discover excellent hiking, camping, kayaking, fishing and wildlife watching at the town's Stanley Lake Regional Park.





COMPARABLE LAND SALES



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SUBJECT PROPERTY	
3065 Craft Way, Westminster, CO	
Sale Date	JUST LISTED
List Price	\$1,100,000
Land Size	0.49 AC
Price/SF (Land)	\$51.48



#1	
3400 W 72nd Ave. Westminister, CO	
Sale Date	4/20/23
Sale Price	\$850,000
Land Size	0.54 Acres
Price/SF (Land)	\$36.14
Adj. Price/SF	\$41.74



#2	
1200 Wadsworth Blvd. Lakewood, CO	
Sale Date	6/20/23
Sale Price	\$3,331,860
Land Size	1.72 Acres
Price/SF (Land)	\$44.53
Adj. Price/SF	\$48.99



#3	
1401 Harlan St. Lakewood, CO	
Sale Date	5/22/23
Sale Price	\$1,200,000
Land Size	0.50 Acres
Price/SF (Land)	\$55.43
Adj. Price/SF	\$52.38



#4	
7109 Julian St. Westminster, CO	
Sale Date	5/20/23
Sale Price	\$750,000
Land Size	0.43 Acres
Price/SF (Land)	\$40.04
Adj. Price/SF	\$46.25



#5	
7101 Julian Way Westminister, CO	
Sale Date	6/22/23
Sale Price	\$425,000
Land Size	0.29 Acres
Price/SF (Land)	\$33.64
Adj. Price/SF	\$37.09



#6	
5701 W Colfax Ave. Lakewood, CO	
Sale Date	7/23/23
Sale Price	\$2,425,000
Land Size	0.74 Acres
Price/SF (Land)	\$74.82
Adj. Price/SF	\$56.12

Supporting comps from previous appraisal which is available during Due Diligence period.

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 3065 Craft Way, Westminster, CO 80030 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.



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