

PRIME FREESTANDING RESTAURANT / RETAIL FOR SALE
CHURCH RANCH BOULEVARD

8471 CHURCH RANCH BLVD., WESTMINSTER, CO 80021

TREVEY
COMMERCIAL

MOTIVATED SELLER - MAKE AN OFFER!



PROPERTY FEATURES

- Fully Built-out Drive-Thru Restaurant Space
- Option to Purchase with Lease Back
- Rare Freestanding Opportunity Within Standley Lake Marketplace
- \$700,000 in Renovations Complete in 2022
- Comes with Restaurant Infrastructure in Place
- Ample Parking (8/1,000)
- 178' Frontage Along Church Ranch Boulevard
- Join Nearby Tenants VASA Fitness, Scandinavian Design, Amish Furniture Gallery, Panda Express & La-Z-Boy
- Located at Busy, Fully Signalized Intersection of Church Ranch Blvd. & Wadsworth Pkwy.

PROPERTY DETAILS

AVAILABLE 3,817 SF on 0.91 AC

SALE PRICE \$2,200,000.00

PROPERTY TAXES \$29,745.70 (2024)

ZONING C-1 (*Commercial District*)

USE / TYPE Drive-Thru / Restaurant

PARKING 8/1,000

YEAR BUILT 2000

CITY / COUNTY Westminster / Jefferson

SITE DETAIL



Drive-thru



Front Counter

REGIONAL AERIAL

