

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



TREVEY
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