



Drive-thru building available for owner/user
or with existing business

8525 W 100TH AVE



WESTMINSTER, CO 80021

CBRE

EXECUTIVE SUMMARY

The Offering

618 SF drive-thru available for owner/user or with existing business.

Well established Ziggi's Coffee drive-thru in an exceptional retail location. Can be sold with Ziggi's business, available separately, or vacant to a new owner-user. The location is strategically located on 100th Ave./Church Ranch Blvd. just off of Wadsworth Pkwy, both main arterials for Westminster traffic flow with traffic counts in excess of 41,000 vehicles per day at their intersection and more then 19,000 where 100th Ave and Church Ranch Blvd exchange. This Ziggi's location has been in operation since 2018. Founded in Longmont, Colorado in 2004, Ziggi's has 110 locations open in 21 states with over 160 franchisees.

Investment Highlights



Pricing

Property: \$1,600,000
Business: \$250,000



Land SF

0.481 AC



Type of Ownership

Fee Simple



Building SF

618



Year Built

2018



Current Occupant

Ziggi's Coffee



PROPERTY DESCRIPTION

Property Overview

Address	8525 W 100th Ave, Westminster, CO 80021
Market/Submarket	Jefferson County
Square Footage	618 SF
Lot Size	0.481 AC
Year Built	2018
Occupancy	Available for new owner-user

Insurance	\$10,150 Combined policy covering two locations
Landscaping, Snow Removal, Monument Sign	\$3,851
Utilities	~\$1,800/mo approx.
2024 Property taxes	\$11,902.02
2024 Personal Property Taxes	\$2,450

Located in the radiant community of Westminster, Colorado, 8525 W 100th Ave enjoys excellent visibility and a convenient location along Church Ranch Blvd.

Since opening in 2018, customers have been drawn to this Ziggi's location as an easy stop for a superior cup of coffee, delicious food items, and outstanding service. From the beginning, Ziggi's mission has always been simple: Not only provide a superior cup of coffee, but also superior service that customers can rely on. Their commitment to "quality at the heart of everything we stand for" helps them provide customers with products that they love - that are exclusive to Ziggi's - which has gained them a loyal following. They continue to blaze a trail of new product trends including the new launch of Dirty Sodas that have been wildly successful and are expected to positively impact both sales and profitability considerably. They also offer over 30 flavor options, including sugar-free flavors, and dairy alternatives, such as oat, soy, almond and coconut milks. To provide customers with an elevated experience, Ziggi's developed their own, proprietary energy drink to give each energy infusion the signature Ziggi's experience.





MARKET OVERVIEW

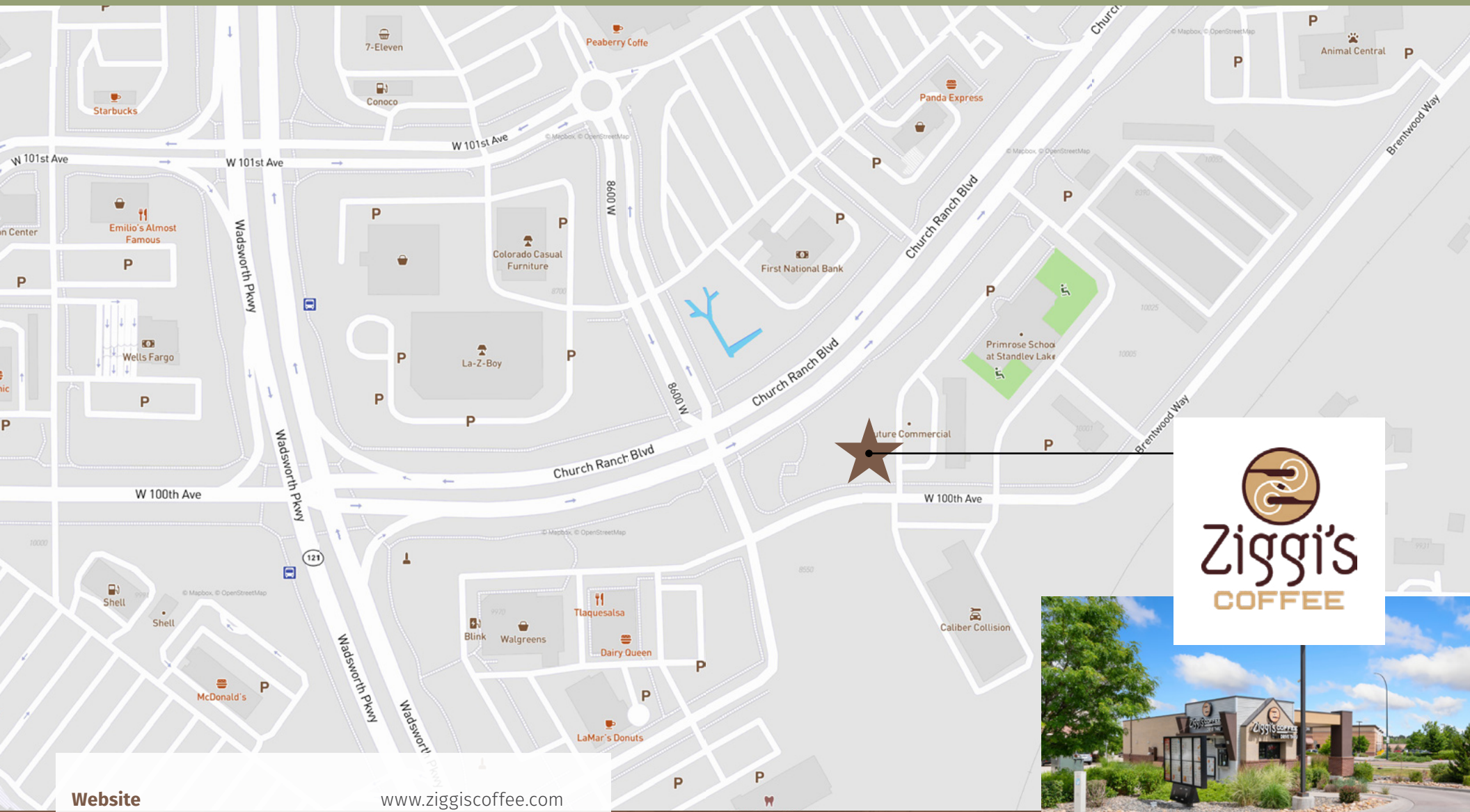
Westminster, Colorado, is a vibrant and thriving city that offers an exceptional quality of life. Boasting a robust and diverse population, Westminster provides a welcoming atmosphere for residents of all backgrounds. The city's commitment to progress is evident in its well-maintained infrastructure, including a modern public transportation system that eases the flow of traffic, even with its considerable daily counts. From the bustling Westminster Station to the numerous bike paths and pedestrian-friendly areas, getting around is a breeze. Tourists flock to Westminster to experience its premier shopping destinations like the sprawling Westminster Promenade and the FlatIron Crossing Mall, along with its beautiful open spaces and parks. These attractions contribute to a thriving local economy and a dynamic social scene.

Beyond its commercial appeal, Westminster is a city deeply invested in its community. The city offers top-rated schools, numerous recreational opportunities, and a calendar packed with engaging events, from summer concerts to holiday celebrations. The city's commitment to green spaces is evident in its extensive park system, providing residents and visitors with ample opportunities for outdoor recreation and relaxation. The positive energy of Westminster is further fueled by its strategic location, offering easy access to both the bustling city of Denver and the stunning Rocky Mountains. With its continued growth and dedication to its residents, Westminster is a fantastic place to live, work, and visit.

Demographic	1 Mile	3 Miles	5 Miles
# of Businesses	286	2981	7212
Current Population	9633	84408	266175
5 Yr Projected Population	9644	86288	270681
% Annual Population Growth Rate 2020-2024	0.13%	0.43%	0.20%
Median Age	40.3	38.4	38.9
# of Households	3801	35185	106033
5 Yr Projected # of Households	3792	36183	108604
Average Household Income	\$160388	\$134658	\$131471
5 Yr Projected Household Income	\$182606	\$149997	\$146303
Daytime Population	8038	74711	226115



AREA MAP



Website	www.ziggiescoffee.com
U.S. Headquarters	Mead, CO
Number of Open Ziggie's Locations	110





8525 WEST 100TH AVENUE
WESTMINSTER, CO 80021

INVESTMENT CONTACTS

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