



8525 W 100TH AVE

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



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 than 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



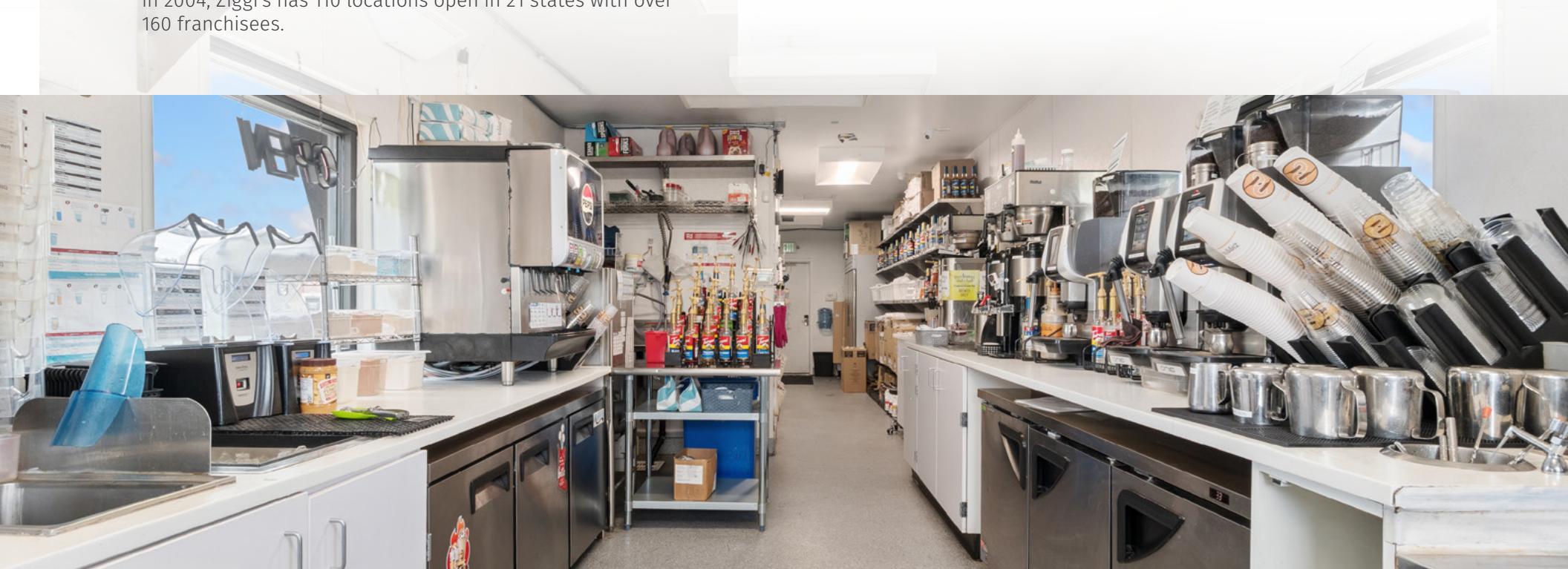
### Year Built

2018



### Current Occupant

Ziggi's Coffee



# PROPERTY DESCRIPTION

## Property Overview

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

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





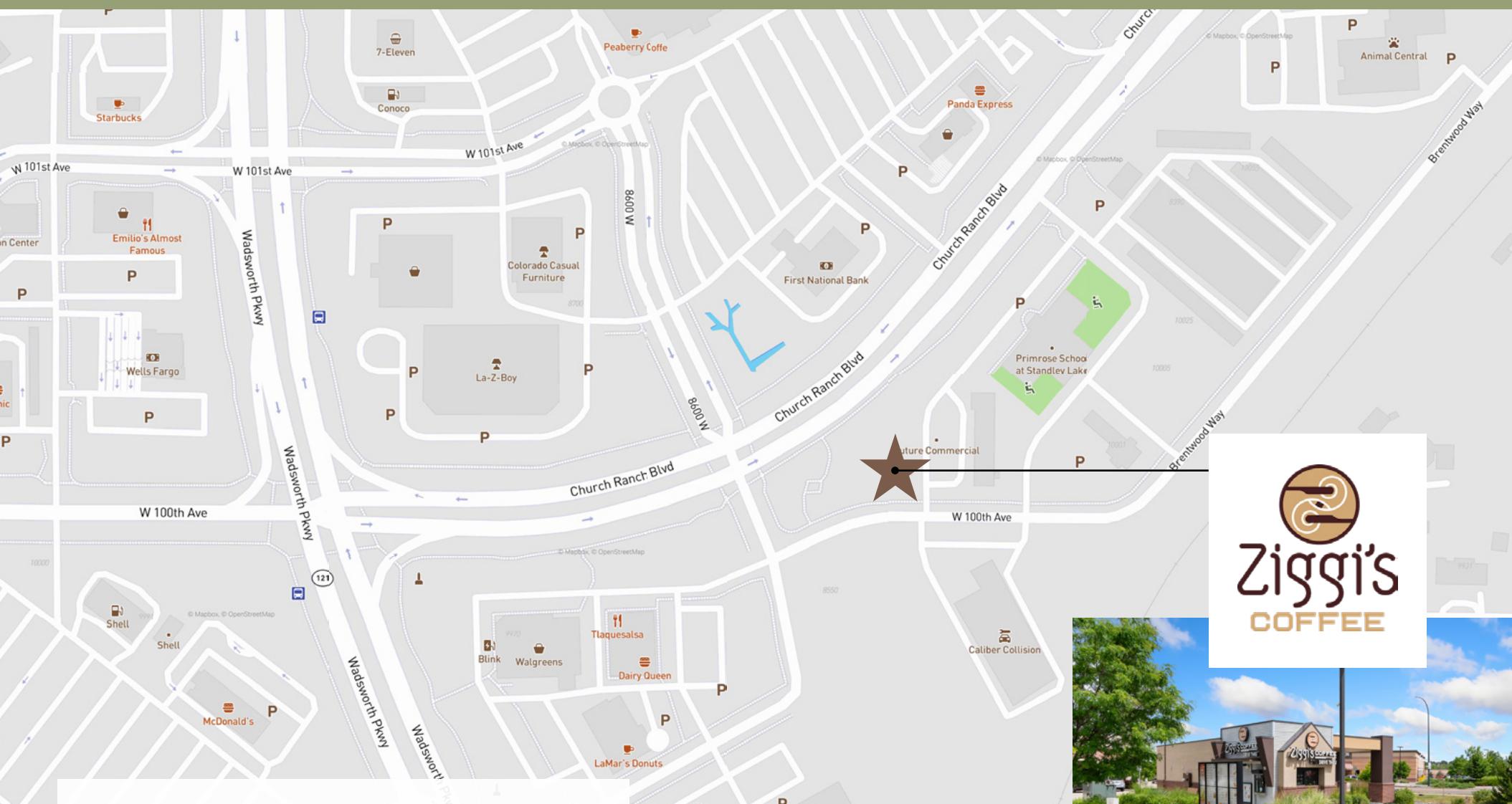
## MARKET OVERVIEW

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

# AREA MAP



## Website

[www.ziggiscoffee.com](http://www.ziggiscoffee.com)

## U.S. Headquarters

Mead, CO

## Number of Open Ziggis Locations

110





## INVESTMENT CONTACTS

---

### **Annah Moore, CCIM**

Vice President  
+1 970 227 0035  
Lic. FA40022278  
[annah.moore@cbre.com](mailto:annah.moore@cbre.com)

### **Steve Stoecker**

Senior Associate  
+1 970 372 3859  
Lic. FA100053286  
[steve.stoecker@cbre.com](mailto:steve.stoecker@cbre.com)

**CBRE**

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CMPM Ziggis Coffee\_BRO7\_Moore\_v04\_BA 07/21/25