

8030 FEDERAL BLVD.

WESTMINSTER, CO 80031

FOR SALE



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PROPERTY HIGHLIGHTS

Sale Price: \$675,000 (Price Reduced from \$835,000)

TERMS: SELLER MAY CARRY FINANCING!

Building Size: 1,152 SF

Property Size(Land): 41,817 SF (0.96 AC)

Taxes: \$4,355 (2021)

Zoning: Westminster B-1 Business

2022 Traffic Counts: Federal @ 80th: 35,669
W 80th Ave @ N Eliot St: 7,081
W 80th Ave @ Appleblossom Ln N: 11,448

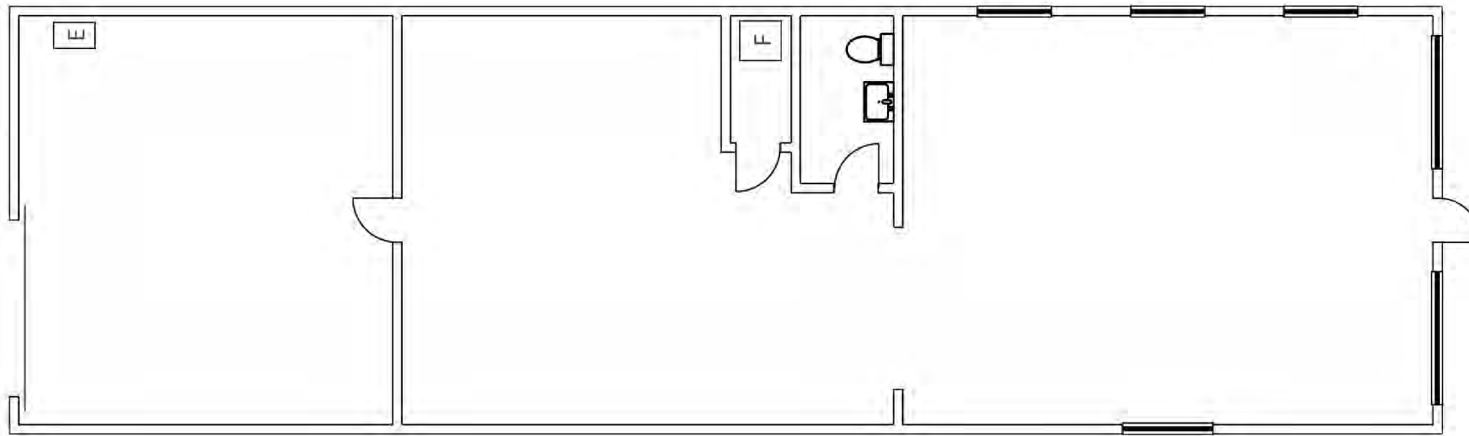


Possible Uses Include:

Fast Food Restaurant, Restaurants, Gasoline Station/Convenience Store, Liquor Store, Office, Veterinary Office, Animal Day Care, Pet Grooming, Automobile, Church, Bank, Day Care Facility, Medical/Dental, Laboratory, Barber & Beauty Shop, Entertainment, Bar/Night Club/Tavern, Lawn and Garden Store.

- Approximately 1 acre commercial land for sale with a building.
- Frontage 85' +/- on Federal Blvd.
- Located just north of the Denver/Boulder Turnpike (US 36).
- This location is just south of the Uplands Development, where approximately 2350 residential units, multi-family and mixed use development is being built.
- All utilities are available.
- Dual access from both Federal Blvd and Eliot Street may be possible.

PROPERTY FLOORPLAN

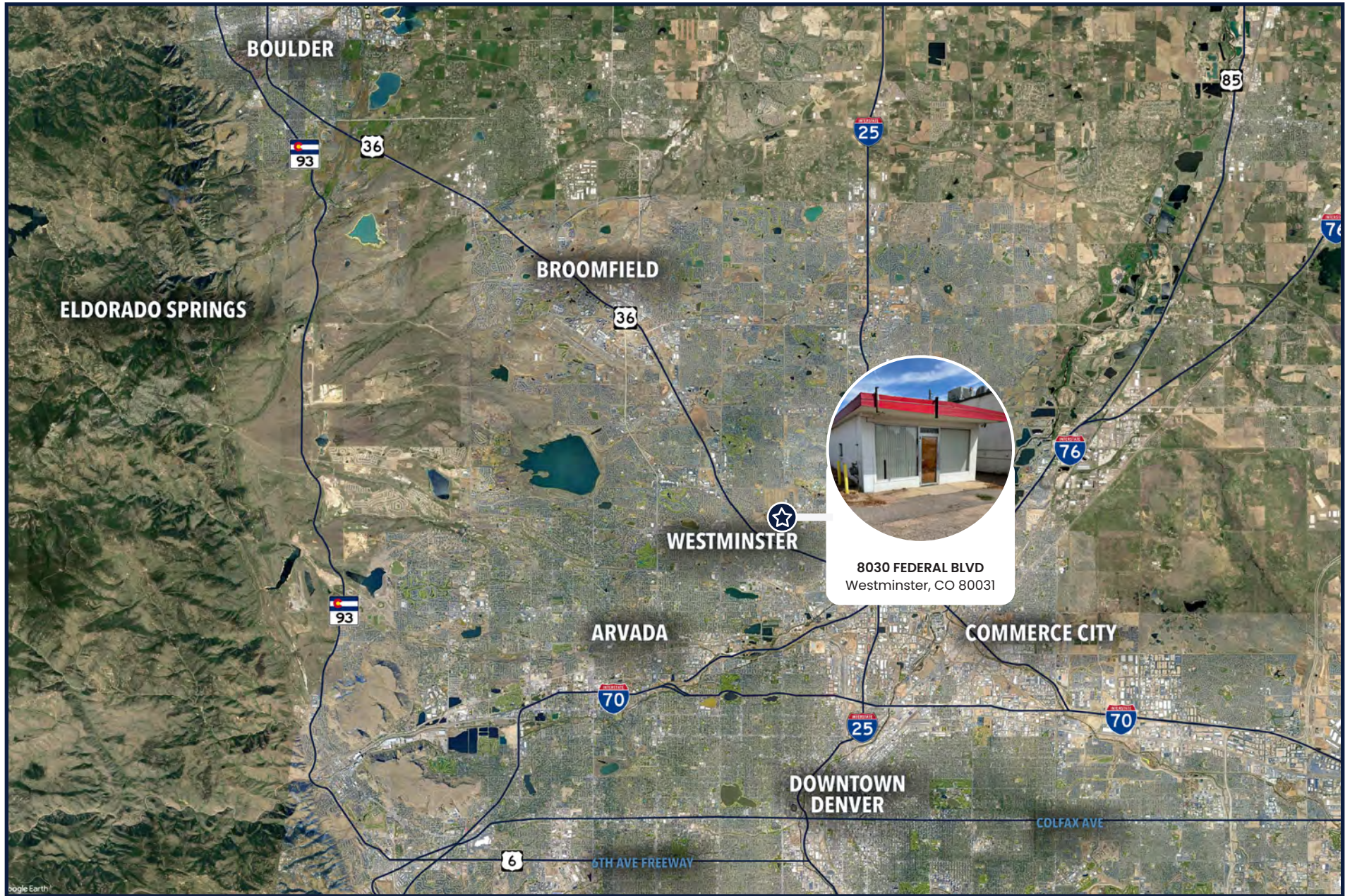


FEDERAL BLVD

RETAILER MAP OF NEARBY BUSINESSES

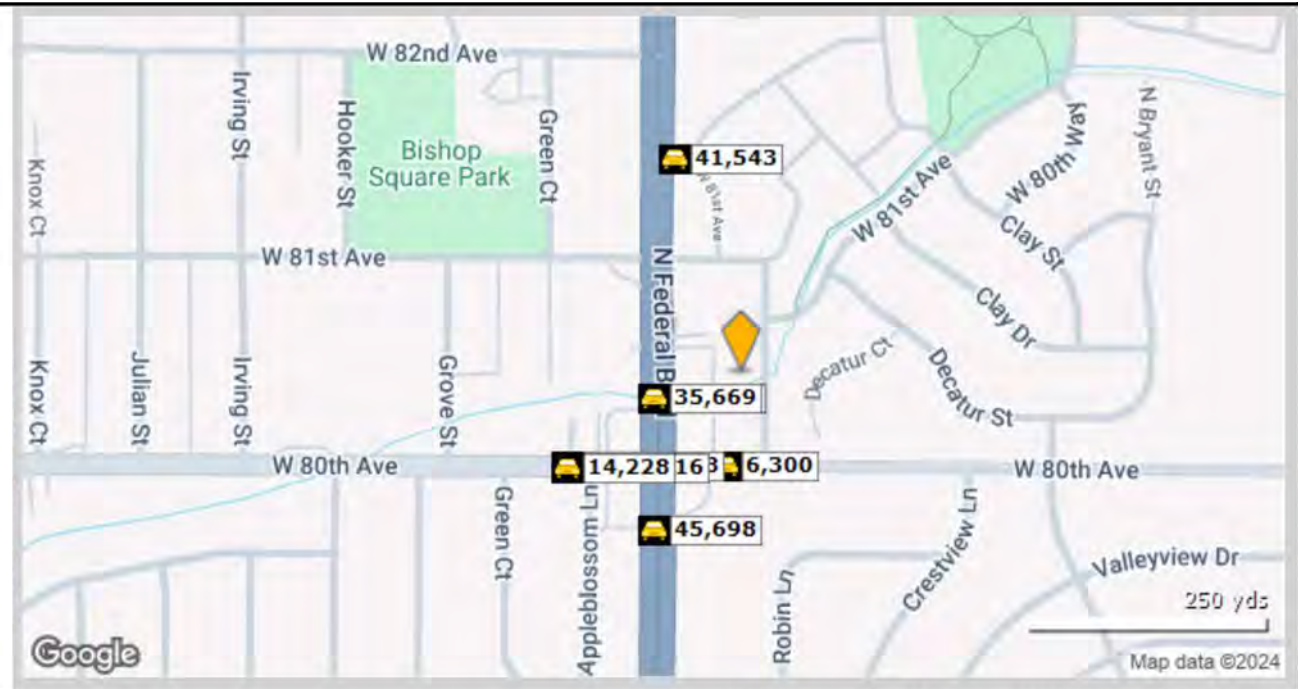


LOCATION MAP



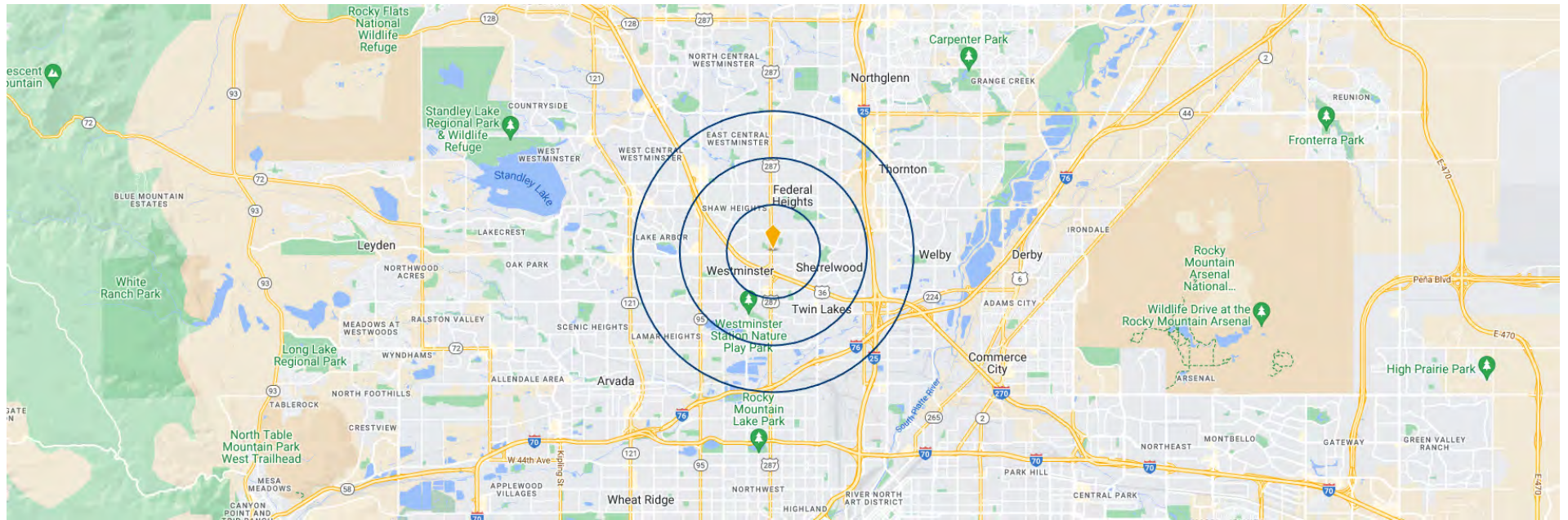
TRAFFIC COUNT REPORT

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Federal Blvd	W 80th Ave	0.04 S	2020	38,553	MPSI	.05
2	Federal Blvd	W 80th Ave	0.04 S	2022	35,669	MPSI	.05
3	W 80th Ave	N Elliot St	0.03 E	2022	7,081	MPSI	.06
4	8000	N Elliot St	0.03 E	2019	6,300	AADT	.06
5	W 80th Ave	Appleblossom Ln	0.01 W	2022	11,448	MPSI	.09
6	W 80th Ave	Appleblossom Ln	0.01 W	2018	8,716	ADT	.09
7	Federal Blvd	W 80th Ave	0.04 N	2017	45,698	MPSI	.11
8	W 80th Ave	Apple Blossom Ln	0.02 E	2015	14,412	MPSI	.12
9	W 80th Ave	Appleblossom Ln	0.02 E	2022	14,228	MPSI	.12
10	Federal Blvd	W 81st Ave	0.06 S	2020	41,543	MPSI	.14


DEMOGRAPHICS



POPULATION	1 MILE	2 MILE	3 MILE
Total Population	18,656	86,178	152,726
Average Age	37.9	37	37.3
Average Age (Male)	36.5	36.1	36.4
Average Age (Female)	39.2	37.9	38.1

HOUSEHOLDS & INCOME	1 MILE	2 MILE	3 MILE
Total Households	6,892	31,211	55,688
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$75,354	\$77,430	\$84,876
Median Home Value	\$356,795	\$366,338	\$380,393

Demographic Detail Report

Building Type: Land	Total Available: 0 SF			
Class: -	% Leased: 0%			
RBA: -	Rent/SF/Yr: -			
Typical Floor: -				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	19,283	157,170	340,967	
2024 Estimate	18,656	152,726	334,164	
2010 Census	18,941	152,457	337,074	
Growth 2024 - 2029	3.36%	2.91%	2.04%	
Growth 2010 - 2024	-1.50%	0.18%	-0.86%	
2024 Population by Age	18,656	152,726	334,164	
Age 0 - 4	1,112 5.96%	9,562 6.26%	20,428 6.11%	
Age 5 - 9	1,057 5.67%	8,878 5.81%	18,438 5.52%	
Age 10 - 14	1,233 6.61%	9,861 6.46%	19,708 5.90%	
Age 15 - 19	1,286 6.89%	10,103 6.62%	20,181 6.04%	
Age 20 - 24	1,236 6.63%	10,207 6.68%	20,860 6.24%	
Age 25 - 29	1,381 7.40%	11,727 7.68%	25,514 7.64%	
Age 30 - 34	1,550 8.31%	13,311 8.72%	29,983 8.97%	
Age 35 - 39	1,527 8.19%	12,608 8.26%	28,413 8.50%	
Age 40 - 44	1,413 7.57%	11,661 7.64%	25,786 7.72%	
Age 45 - 49	1,149 6.16%	9,583 6.27%	21,193 6.34%	
Age 50 - 54	1,011 5.42%	8,463 5.54%	18,952 5.67%	
Age 55 - 59	893 4.79%	7,698 5.04%	17,459 5.22%	
Age 60 - 64	973 5.22%	8,028 5.26%	18,107 5.42%	
Age 65 - 69	867 4.65%	6,831 4.47%	15,761 4.72%	
Age 70 - 74	740 3.97%	5,628 3.69%	13,132 3.93%	
Age 75 - 79	515 2.76%	3,805 2.49%	9,016 2.70%	
Age 80 - 84	378 2.03%	2,638 1.73%	6,024 1.80%	
Age 85+	334 1.79%	2,136 1.40%	5,208 1.56%	
Age 65+	2,834 15.19%	21,038 13.77%	49,141 14.71%	
Median Age	36.50	36.10	37.10	
Average Age	37.90	37.30	38.20	

Demographic Detail Report

Radius	1 Mile	3 Mile	5 Mile	
2024 Population By Race	18,656	152,726	334,164	
White	9,014 48.32%	80,036 52.40%	198,871 59.51%	
Black	387 2.07%	3,460 2.27%	7,549 2.26%	
Am. Indian & Alaskan	719 3.85%	4,174 2.73%	7,572 2.27%	
Asian	889 4.77%	6,028 3.95%	12,445 3.72%	
Hawaiian & Pacific Island	5 0.03%	36 0.02%	86 0.03%	
Other	7,642 40.96%	58,992 38.63%	107,640 32.21%	
Population by Hispanic Origin	18,656	152,726	334,164	
Non-Hispanic Origin	8,852 47.45%	80,501 52.71%	204,463 61.19%	
Hispanic Origin	9,803 52.55%	72,225 47.29%	129,701 38.81%	
2024 Median Age, Male	35.70	35.50	36.50	
2024 Average Age, Male	36.50	36.40	37.30	
2024 Median Age, Female	37.60	36.70	37.90	
2024 Average Age, Female	39.20	38.10	39.10	
2024 Population by Occupation Classification	14,995	122,414	271,563	
Civilian Employed	9,741 64.96%	82,687 67.55%	187,329 68.98%	
Civilian Unemployed	487 3.25%	3,001 2.45%	6,164 2.27%	
Civilian Non-Labor Force	4,767 31.79%	36,638 29.93%	77,886 28.68%	
Armed Forces	0 0.00%	88 0.07%	184 0.07%	
Households by Marital Status				
Married	2,481	22,632	53,367	
Married No Children	1,430	13,290	32,588	
Married w/Children	1,051	9,342	20,779	
2024 Population by Education	14,010	112,681	252,736	
Some High School, No Diploma	2,242 16.00%	18,777 16.66%	31,784 12.58%	
High School Grad (Incl Equivalency)	4,130 29.48%	30,093 26.71%	61,500 24.33%	
Some College, No Degree	3,864 27.58%	30,836 27.37%	67,644 26.76%	
Associate Degree	1,277 9.11%	8,565 7.60%	18,187 7.20%	
Bachelor Degree	1,915 13.67%	16,769 14.88%	49,534 19.60%	
Advanced Degree	582 4.15%	7,641 6.78%	24,087 9.53%	

Demographic Detail Report

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation	17,221	149,021	341,124
Real Estate & Finance	407 2.36%	4,572 3.07%	10,448 3.06%
Professional & Management	3,744 21.74%	33,507 22.48%	92,638 27.16%
Public Administration	325 1.89%	3,183 2.14%	7,843 2.30%
Education & Health	1,314 7.63%	13,979 9.38%	34,851 10.22%
Services	2,071 12.03%	15,968 10.72%	32,522 9.53%
Information	169 0.98%	1,623 1.09%	3,916 1.15%
Sales	2,031 11.79%	17,599 11.81%	39,837 11.68%
Transportation	419 2.43%	3,082 2.07%	6,239 1.83%
Retail	1,268 7.36%	10,535 7.07%	22,445 6.58%
Wholesale	272 1.58%	2,300 1.54%	5,250 1.54%
Manufacturing	622 3.61%	6,368 4.27%	14,320 4.20%
Production	1,705 9.90%	13,238 8.88%	25,633 7.51%
Construction	1,439 8.36%	11,690 7.84%	21,221 6.22%
Utilities	659 3.83%	5,734 3.85%	11,422 3.35%
Agriculture & Mining	187 1.09%	907 0.61%	1,966 0.58%
Farming, Fishing, Forestry	3 0.02%	347 0.23%	578 0.17%
Other Services	586 3.40%	4,389 2.95%	9,995 2.93%
2024 Worker Travel Time to Job	9,097	75,818	167,170
<30 Minutes	4,980 54.74%	40,870 53.91%	92,412 55.28%
30-60 Minutes	3,445 37.87%	29,161 38.46%	62,271 37.25%
60+ Minutes	672 7.39%	5,787 7.63%	12,487 7.47%
2010 Households by HH Size	6,939	55,418	128,400
1-Person Households	2,048 29.51%	13,702 24.72%	33,097 25.78%
2-Person Households	1,970 28.39%	17,311 31.24%	43,281 33.71%
3-Person Households	1,106 15.94%	9,452 17.06%	20,839 16.23%
4-Person Households	868 12.51%	7,389 13.33%	16,420 12.79%
5-Person Households	537 7.74%	4,167 7.52%	8,312 6.47%
6-Person Households	229 3.30%	2,024 3.65%	3,855 3.00%
7 or more Person Households	181 2.61%	1,373 2.48%	2,596 2.02%
2024 Average Household Size	2.60	2.70	2.50
Households			
2029 Projection	7,140	57,326	129,613
2024 Estimate	6,892	55,688	127,149
2010 Census	6,940	55,418	128,401
Growth 2024 - 2029	3.60%	2.94%	1.94%
Growth 2010 - 2024	-0.69%	0.49%	-0.98%

Demographic Detail Report

Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	6,892	55,687	127,146
<\$25,000	1,262 18.31%	7,718 13.86%	15,961 12.55%
\$25,000 - \$50,000	1,661 24.10%	12,603 22.63%	24,908 19.59%
\$50,000 - \$75,000	1,291 18.73%	10,773 19.35%	21,154 16.64%
\$75,000 - \$100,000	1,082 15.70%	7,951 14.28%	19,275 15.16%
\$100,000 - \$125,000	582 8.44%	6,255 11.23%	15,611 12.28%
\$125,000 - \$150,000	509 7.39%	3,480 6.25%	9,401 7.39%
\$150,000 - \$200,000	223 3.24%	3,972 7.13%	11,466 9.02%
\$200,000+	282 4.09%	2,935 5.27%	9,370 7.37%
2024 Avg Household Income	\$75,354	\$84,876	\$95,239
2024 Med Household Income	\$60,600	\$66,429	\$77,010
2024 Occupied Housing	6,892	55,688	127,148
Owner Occupied	4,044 58.68%	33,635 60.40%	77,833 61.21%
Renter Occupied	2,848 41.32%	22,053 39.60%	49,315 38.79%
2010 Housing Units	7,238	55,599	132,097
1 Unit	4,483 61.94%	36,615 65.86%	90,654 68.63%
2 - 4 Units	468 6.47%	3,250 5.85%	7,000 5.30%
5 - 19 Units	1,359 18.78%	9,056 16.29%	19,296 14.61%
20+ Units	928 12.82%	6,678 12.01%	15,147 11.47%
2024 Housing Value	4,044	33,634	77,833
<\$100,000	288 7.12%	4,486 13.34%	6,159 7.91%
\$100,000 - \$200,000	277 6.85%	1,122 3.34%	1,872 2.41%
\$200,000 - \$300,000	500 12.36%	3,254 9.67%	6,448 8.28%
\$300,000 - \$400,000	1,685 41.67%	9,895 29.42%	19,355 24.87%
\$400,000 - \$500,000	730 18.05%	7,372 21.92%	18,592 23.89%
\$500,000 - \$1,000,000	564 13.95%	6,970 20.72%	23,277 29.91%
\$1,000,000+	0 0.00%	535 1.59%	2,130 2.74%
2024 Median Home Value	\$356,795	\$380,393	\$427,337
2024 Housing Units by Yr Built	7,493	61,169	139,709
Built 2010+	647 8.63%	7,208 11.79%	14,484 10.37%
Built 2000 - 2010	187 2.50%	3,804 6.22%	13,003 9.31%
Built 1990 - 1999	689 9.20%	6,435 10.52%	16,370 11.72%
Built 1980 - 1989	815 10.88%	8,932 14.60%	19,221 13.76%
Built 1970 - 1979	959 12.80%	15,301 25.02%	31,250 22.37%
Built 1960 - 1969	1,309 17.47%	9,819 16.05%	18,462 13.21%
Built 1950 - 1959	2,617 34.93%	8,173 13.36%	17,445 12.49%
Built <1949	270 3.60%	1,487 2.43%	9,474 6.78%
2024 Median Year Built	1966	1976	1977

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