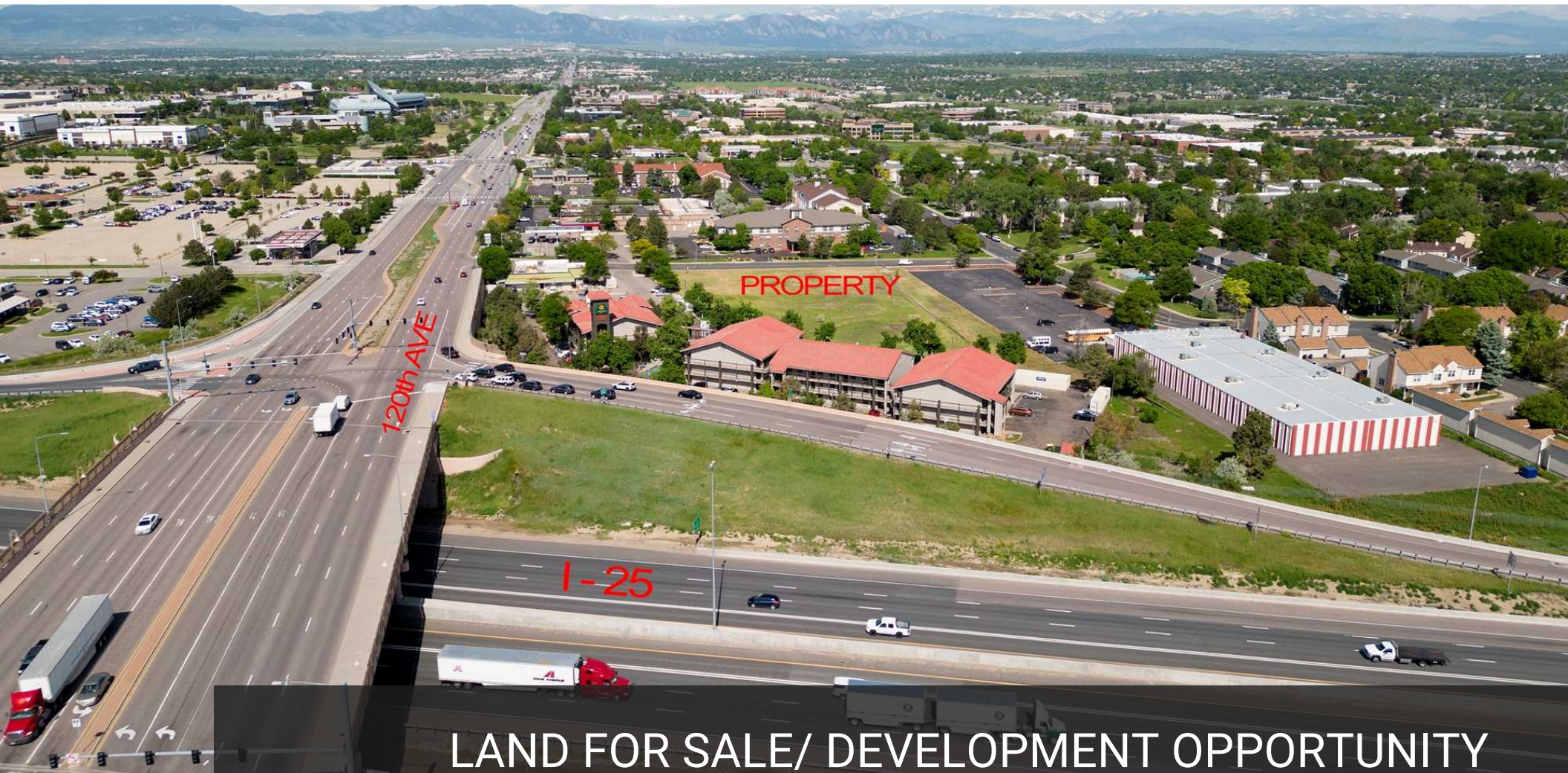


# LAND FOR SALE/ DEVELOPMENT OPPORTUNITY

## 12050 DELAWARE

12050 DELAWARE STREET, WESTMINSTER, CO 80234



# LAND FOR SALE/ DEVELOPMENT OPPORTUNITY

### TRINITY TEAM @ KELLER WILLIAMS

11859 PECOS ST., Suite #200  
Westminster, CO 80234



Each Office Independently Owned and Operated

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12050 DELAWARE STREET



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# EXECUTIVE SUMMARY

12050 DELAWARE STREET



## OFFERING SUMMARY

<b>PRICE:</b>	Undisclosed
<b>LOT SIZE:</b>	2.88 Acres
<b>ZONING:</b>	PUD
<b>PERMITTED USES:</b>	Retail stores, Eating Establishments, Banks, Supermarkets, & Business & Professional offices.
<b>APN:</b>	R0025078 R0025079

## Property Description

2.88 Acres Zoned PUD. Located just off of I-25 with Easy Access to Travel North & South, Shopping, Hospitality, Services, & much more... In the city of Westminster which is located between Downtown Denver & everything North. Development Opportunity for Retail Commercial use including Retail stores, Eating Establishments, Banks, Supermarkets, & Business & Professional offices and more... Located on the high traffic count intersection just off of I-25 & 120th Ave.

## Property Overview

Quality of Life: Westminster offers a high quality of life, with access to outdoor recreational areas such as parks, trails, and nearby mountains. The city has also invested in community programs and events to enhance the overall livability for its residents.

## Location Overview

Westminster, CO has experienced significant retail business growth over the years, with a variety of shopping centers, malls, and commercial areas catering to the needs of residents and visitors. Economic Development: The city has been actively involved in attracting new businesses and fostering economic growth. This has contributed to population growth and job opportunities within the area. Diversity: Westminster is known for its diverse population, with residents from various ethnic and cultural backgrounds. This diversity contributes to the city's vibrant community and cultural offerings.

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# PROPERTY PHOTOS

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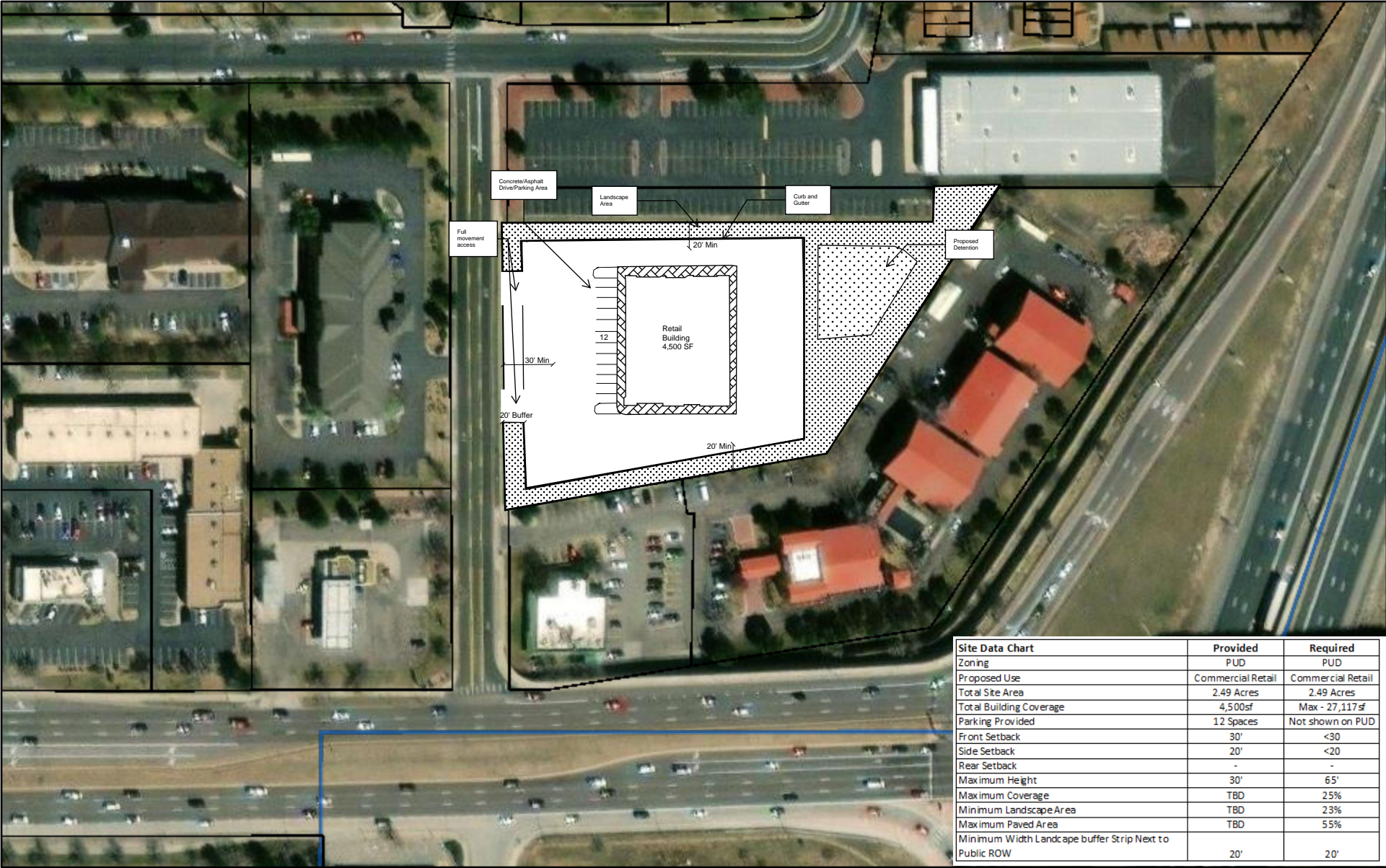
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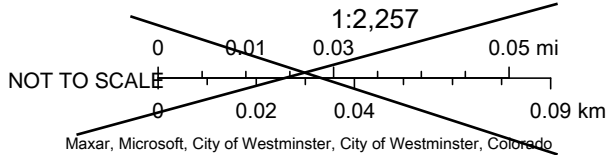
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# Preliminary Site Plan



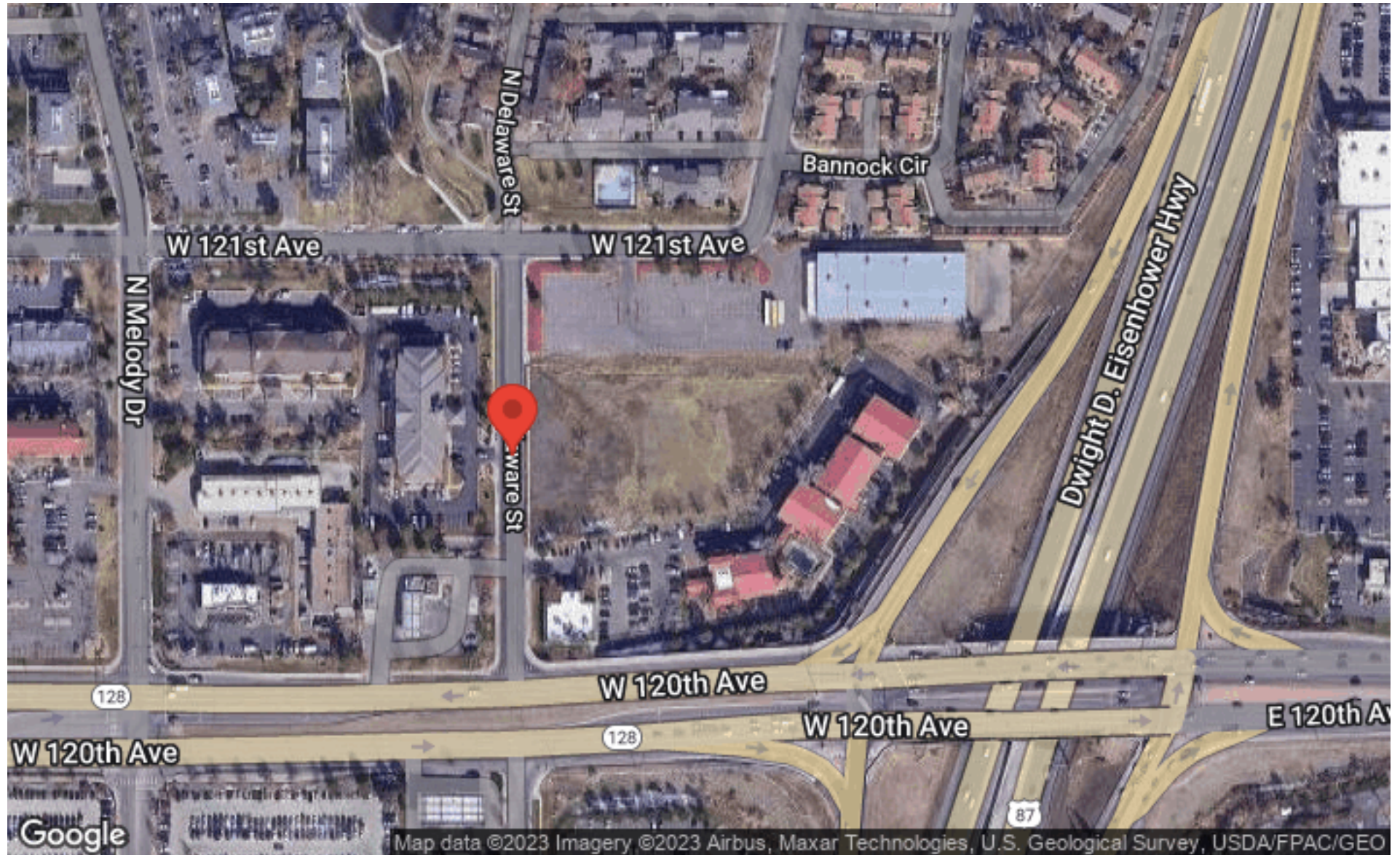
Site Data Chart	Provided	Required
Zoning	PUD	PUD
Proposed Use	Commercial Retail	Commercial Retail
Total Site Area	2.49 Acres	2.49 Acres
Total Building Coverage	4,500sf	Max - 27,117sf
Parking Provided	12 Spaces	Not shown on PUD
Front Setback	30'	<30
Side Setback	20'	<20
Rear Setback	-	-
Maximum Height	30'	65'
Maximum Coverage	TBD	25%
Minimum Landscape Area	TBD	23%
Maximum Paved Area	TBD	55%
Minimum Width Landscape buffer Strip Next to Public ROW	20'	20'

March 14, 2023



# AERIAL MAP

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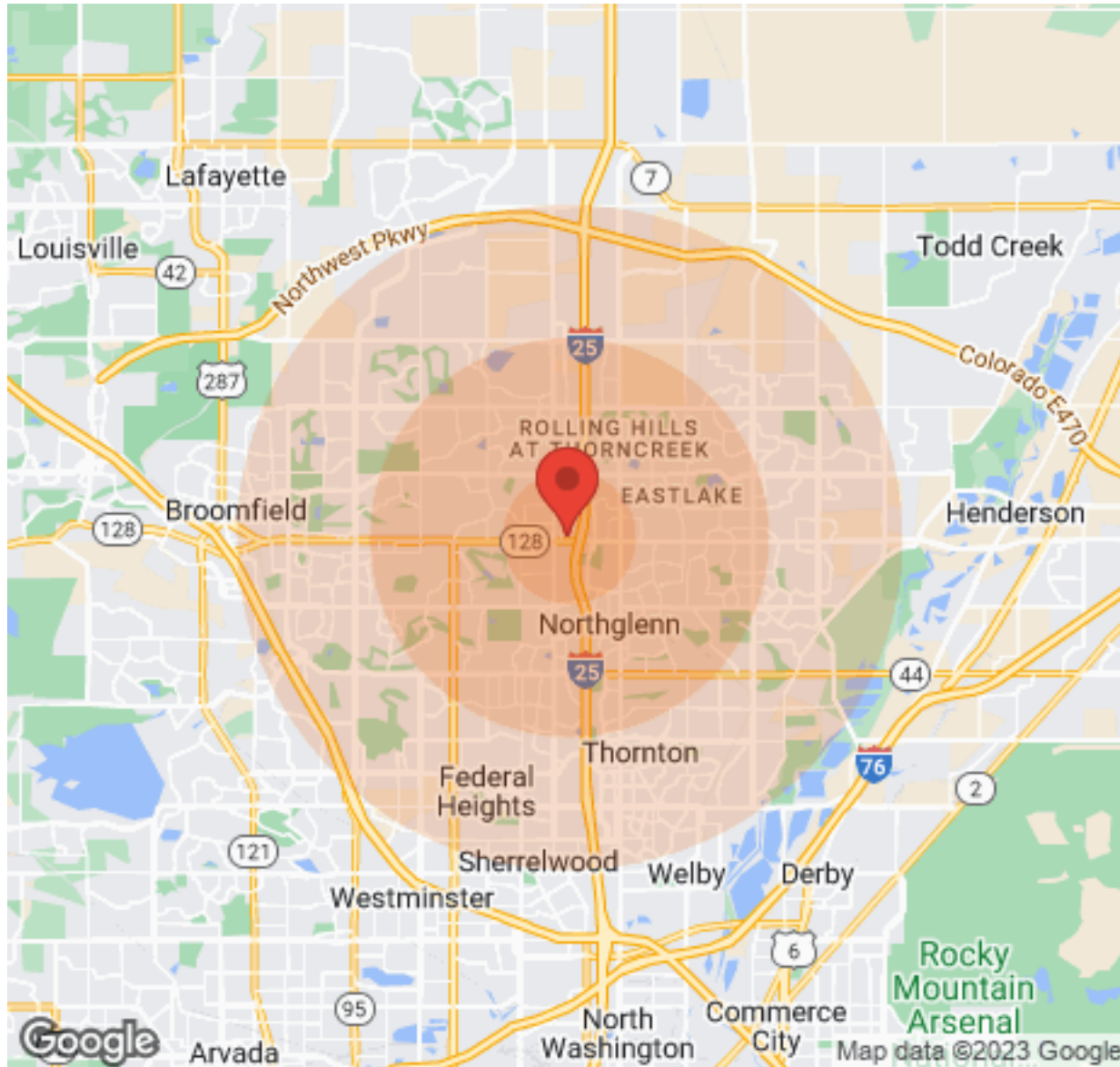
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# DEMOGRAPHICS

12050 DELAWARE STREET



Population	1 Mile	3 Miles	5 Miles
Male	6,722	65,283	155,374
Female	6,672	67,266	155,837
Total Population	13,394	132,549	311,211

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,935	28,821	70,092
Ages 15-24	1,492	17,307	43,381
Ages 55-64	1,314	15,352	35,273
Ages 65+	1,412	18,092	40,016

Race	1 Mile	3 Miles	5 Miles
White	9,977	110,440	255,839
Black	415	1,410	2,527
Am In/AK Nat	153	393	950
Hawaiian	9	11	32
Hispanic	4,212	30,296	87,067
Multi-Racial	4,948	31,186	84,376

Income	1 Mile	3 Miles	5 Miles
Median	\$31,592	\$66,005	\$64,294
< \$15,000	961	3,146	7,598
\$15,000-\$24,999	953	4,238	9,592
\$25,000-\$34,999	1,227	4,277	9,816
\$35,000-\$49,999	869	7,255	15,661
\$50,000-\$74,999	1,170	10,975	23,638
\$75,000-\$99,999	398	7,903	17,620
\$100,000-\$149,999	541	8,824	19,470
\$150,000-\$199,999	44	2,611	6,061
> \$200,000	37	1,567	3,842

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,772	54,501	121,054
Occupied	6,205	51,956	115,561
Owner Occupied	1,635	33,790	79,942
Renter Occupied	4,570	18,166	35,619
Vacant	567	2,545	5,493

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