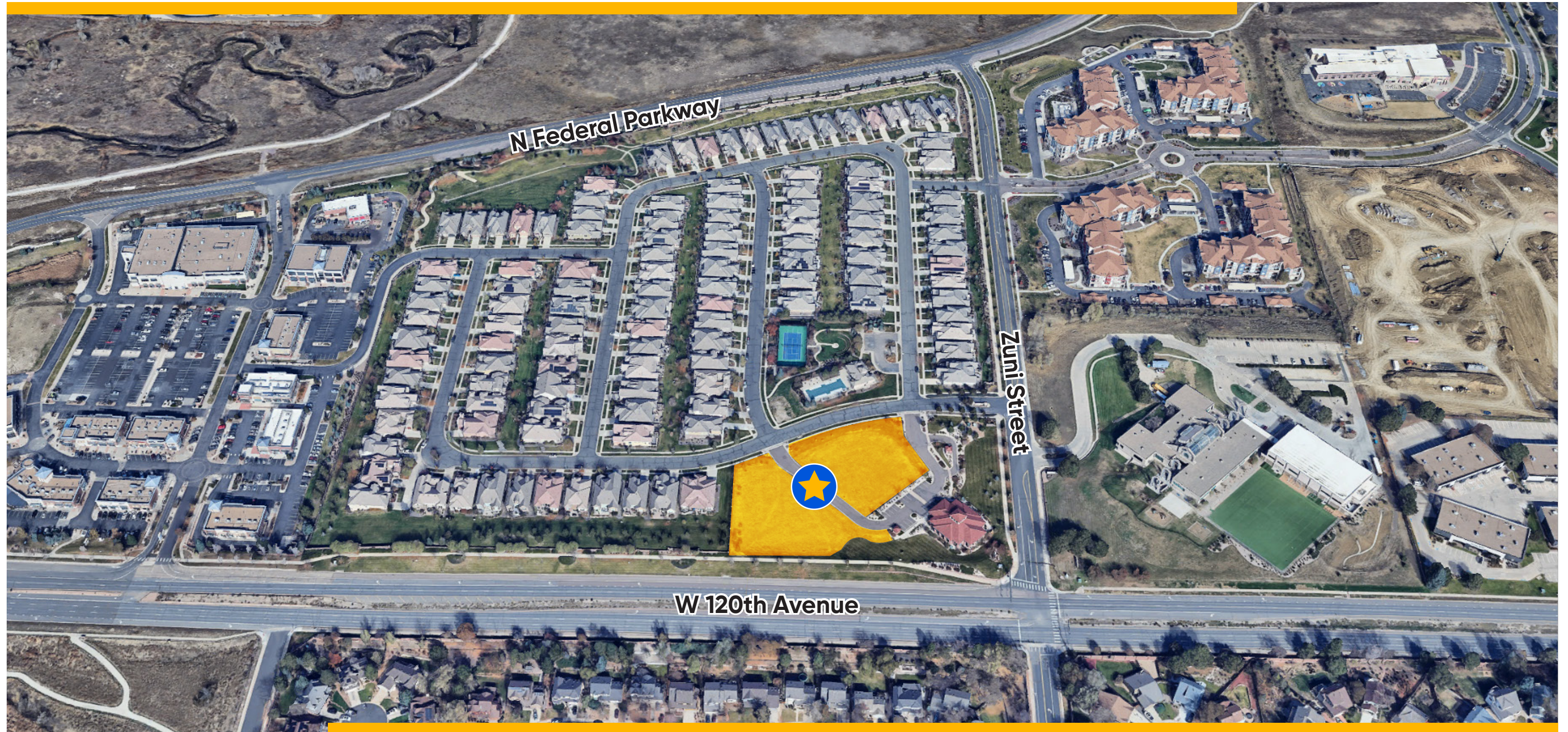


NWC 120th Avenue & Zuni Street | Westminster, CO 80234



INVESTMENT PROPERTY



INVESTMENT PROPERTY

NWC 120th Avenue & Zuni Street | Westminster, CO 80234



The subject property is a ready-to-develop pad site located adjacent to the newly established First Citizens Bank branch. All off-site improvements have been completed, including the necessary infrastructure, landscaping, common areas, and lighting. This presents an excellent opportunity for a local or regional developer or end-user to construct a project along the highly-trafficked West 120th Avenue within the Country Club Highlands subdivision.

Key features include:

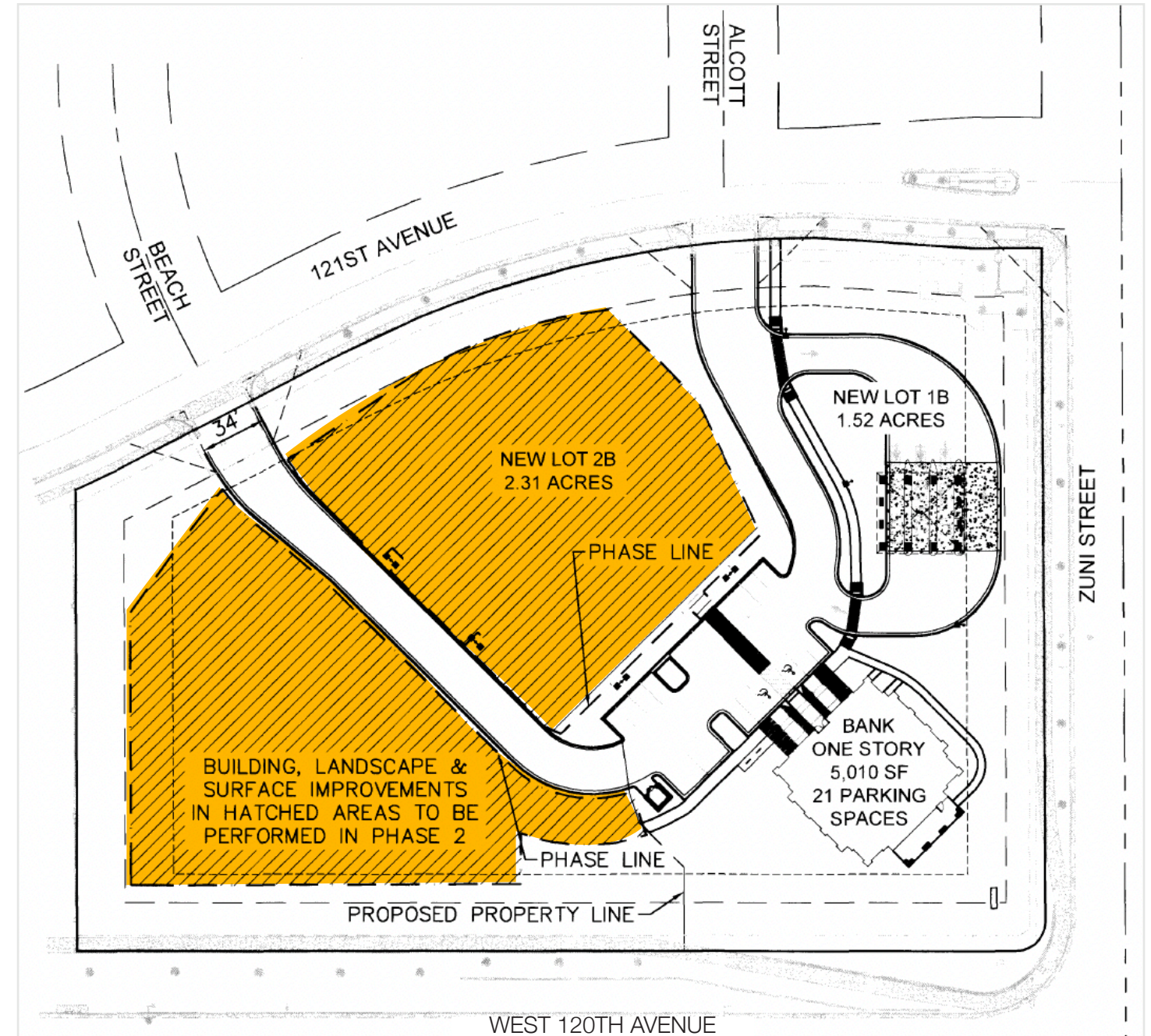
- Positioning at the main entrance to Country Club Highlands
- Strong traffic counts and favorable demographics
- Immediate development readiness

Site Overview

Location:	120th Avenue & Zuni Street, Westminster, CO
Size:	2.31 Acres 100,623 SF
Zoning:	PUD (Planned Unit Development)
Sale Price:	\$1,550,000 (\$15.40/SF)
Taxes (2024):	\$22,287.42

Site Features

- Established suburban submarket
- Strong traffic counts
- Limited inventory in the submarket
- Utilities stubbed to the site



Contact

Rick Door
303.548.1671 | rdoor@cresa.com

Garrett Johnson
303.886.2914 | gjohnson@cresa.com

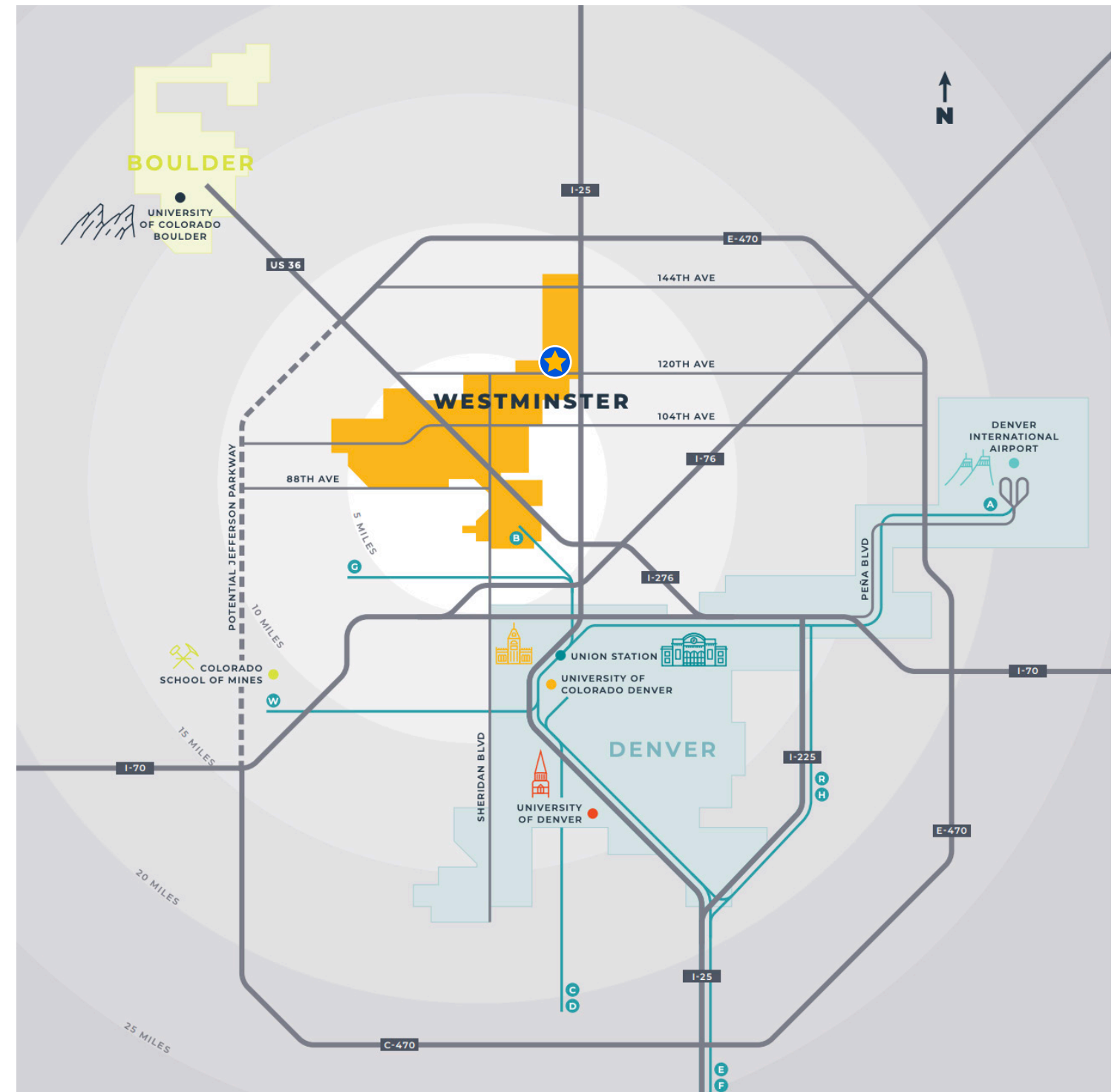
INVESTMENT PROPERTY

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Westminster, CO, is a vibrant city located between Denver and Boulder, offering a blend of suburban charm and urban amenities. Known for its extensive parks and trails, Westminster is a hub for outdoor activities like hiking, biking, and bird watching. The city has a diverse economy, with key industries including technology, healthcare, and retail. Major employers like Ball Corporation and Trimble Inc. contribute to the local economy. Local amenities include shopping centers, quality schools, and recreational facilities, making it a desirable place to live and work.

Westminster Demographics

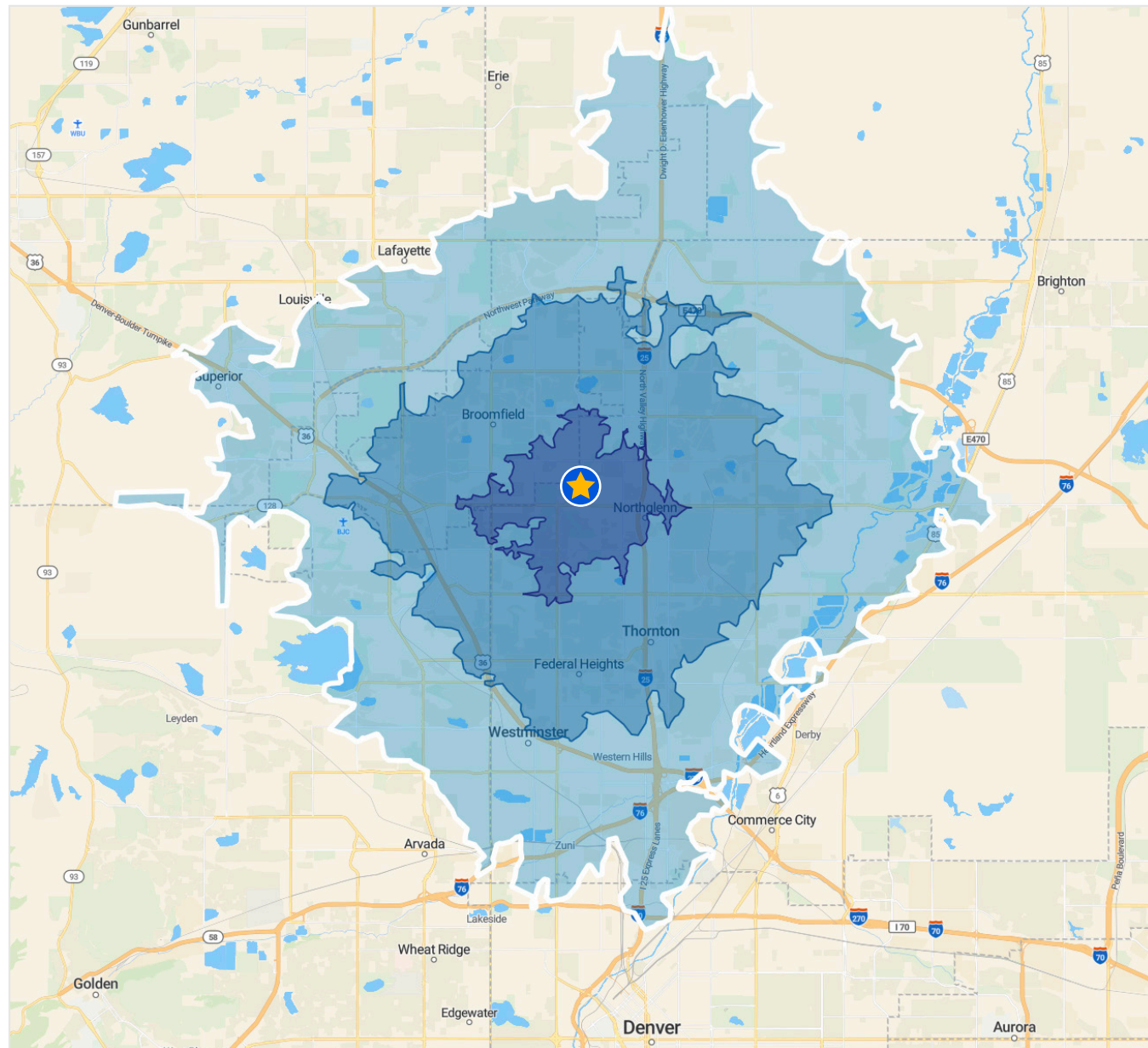
DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
2024 Population	9,065	121,651	309,682
2029 Population Projection	9,499	126,951	322,606
Median Age	38.2	38.1	36.9
2024 Households	3,918	45,905	115,387
Median Home Value	\$555,832	\$466,919	\$447,139
Average Household Size	2.3	2.6	2.6
Average Household Income	\$117,963	\$113,629	\$107,406



INVESTMENT PROPERTY

NWC 120th Avenue & Zuni Street | Westminster, CO 80234

Immediate Access



Key

- 5-Minute Drive Time
- 10-Minute Drive Time
- 15-Minute Drive Time

Regional Access

