



GREAT OPPORTUNITY!

NW RETAIL/FLEX SPACE
7215/7225 Lowell Blvd
Westminster, Colorado



FOR SALE: \$1,580,000



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PROPERTY OVERVIEW

NegotiaTED is pleased to present a nicely located northwest retail/flex space at 7215 and 7225 Lowell Blvd for sale. This location has great curb appeal and is adjacent to the busy intersection of West 72nd Ave and Lowell Blvd. This freestanding building includes ground-level retail with a significant and usable basement as well as two adjoining upper- and lower-level spaces for flex use. Surrounding close-proximity and active operations include a high school, STEM school, city fitness center, parks, restaurants, and single and multifamily properties. Property is in the path of development with Westminster Station within one-mile and access to the Boulder Turnpike (US 36) approximately a half-mile away.

Location Details

Market: Denver

Submarket: Northwest

Lot Size: 8,712 SF/0.20 Acre

Parking Spaces

- Onsite: 16
 - Adjacent: city parking lot
-

Zoning: C-1

Enterprise Zone: Yes

*Square Footage Disclaimer: Listing broker does not make any representations or warranties related to the accuracy of the estimated square footage for the property that was taken from county records or lease documents.

Building Details

Height: 2-Story

Square Feet*:

- County: 7252 SF
 - Leases: 9000 SF + 4,000 SF Bsmt
-

Construction: Masonry

Ceiling Heights:

- Drop Ceilings
 - 7.5 to 9 Feet
-

Built: 1962

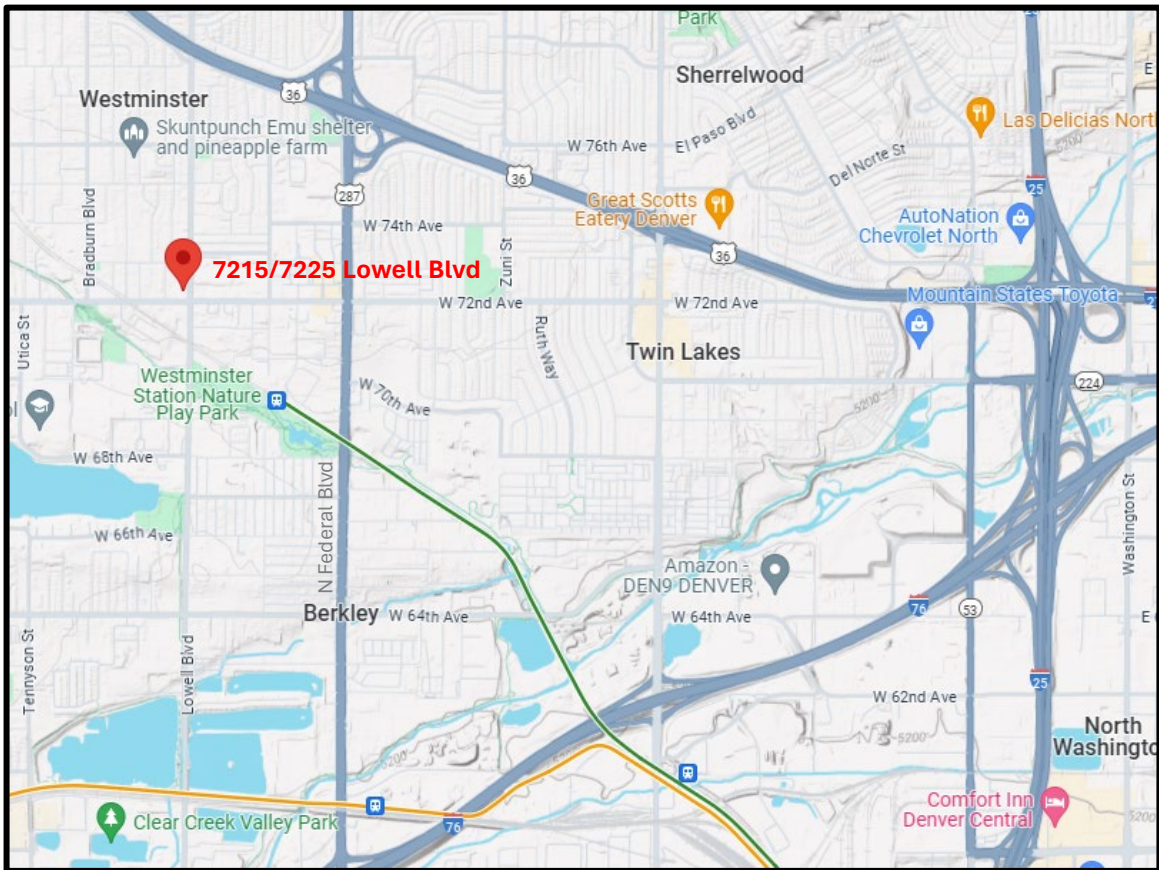
Use: Retail/Flex



PROPERTY PHOTOS



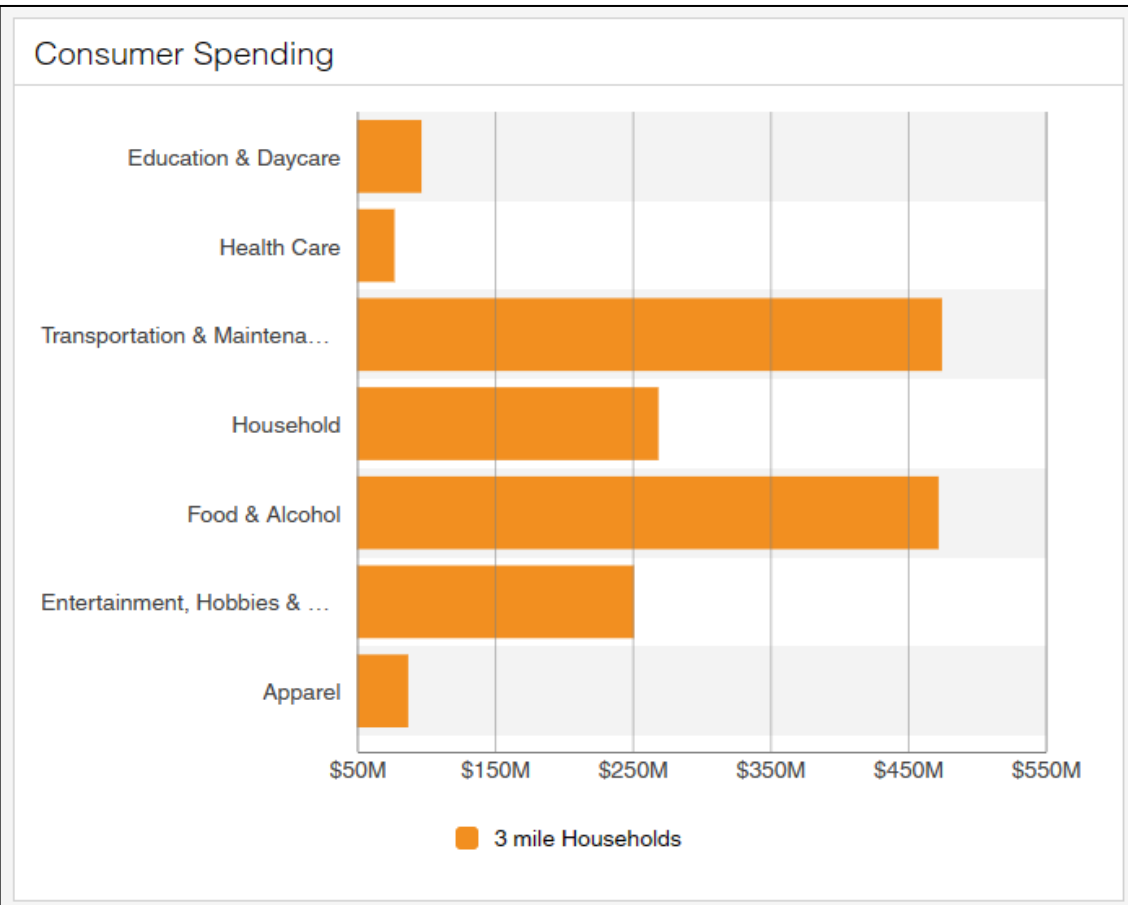
PROPERTY MAP AND DEMOGRAPHICS



Population	1 mile	3 mile	5 mile
2010 Population	16,037	130,976	319,899
2023 Population	13,865	140,455	354,658
2028 Population Projection	13,417	140,704	355,882
Annual Growth 2010-2023	-1.0%	0.6%	0.8%
Annual Growth 2023-2028	-0.6%	0%	0.1%
Median Age	36.3	36.8	37.6
Bachelor's Degree or Higher	17%	22%	30%
U.S. Armed Forces	3	43	119

PROPERTY MAP AND DEMOGRAPHICS (CONT.)

Income			
	1 mile	3 mile	5 mile
Avg Household Income	\$75,401	\$85,500	\$97,651
Median Household Income	\$55,897	\$68,783	\$76,237
< \$25,000	905	7,339	19,061
\$25,000 - 50,000	1,453	11,121	25,174
\$50,000 - 75,000	1,034	10,364	25,499
\$75,000 - 100,000	508	8,237	20,104
\$100,000 - 125,000	584	5,554	15,604
\$125,000 - 150,000	339	3,271	11,101
\$150,000 - 200,000	235	4,403	13,170
\$200,000+	223	2,495	11,745





THANK YOU!



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