

PRIME FREESTANDING RESTAURANT / RETAIL FOR SALE OR LEASE

CHURCH RANCH BOULEVARD

8471 CHURCH RANCH BLVD., WESTMINSTER, CO 80021



TREVEY
COMMERCIAL
REAL ESTATE

DRIVE-THRU RETAIL!



PROPERTY FEATURES

- Fully Built-out Drive-Thru Restaurant Space
- Option to Purchase with Lease Back
- Rare Freestanding Opportunity Within Standley Lake Marketplace
- \$700,000 in Renovations Complete in 2022
- Comes with Restaurant Infrastructure in Place
- Ample Parking (8/1,000)
- 178' Frontage Along Church Ranch Boulevard
- Join Nearby Tenants VASA Fitness, Scandinavian Design, Amish Furniture Gallery, Panda Express & La-Z-Boy
- Located at Busy, Fully Signalized Intersection of Church Ranch Blvd. & Wadsworth Pkwy.

PROPERTY DETAILS

| | |
|----------------|---------------------------|
| AVAILABLE | 3,817 SF on 0.91 AC |
| SALE PRICE | Contact Broker |
| LEASE RATE | Contact Broker |
| PROPERTY TAXES | \$29,745.70 (2024) |
| ZONING | C-1 (Commercial District) |
| USE / TYPE | Drive-Thru / Restaurant |
| PARKING | 8/1,000 |
| YEAR BUILT | 2000 |
| CITY / COUNTY | Westminster / Jefferson |

DEMOGRAPHICS

| Radius | Current Population | 2029 Projected Population | Median Age | Avg. HH Income | Median Home Value | Median Year Built |
|---------|--------------------|---------------------------|------------|----------------|-------------------|-------------------|
| 2 Mile | 39,786 | 39,725 | 37.4 Y.O. | \$109,450 | \$443,462 | 1986 |
| 5 Mile | 259,483 | 265,257 | 39.0 Y.O. | \$111,118 | \$468,231 | 1984 |
| 10 Mile | 829,000 | 847,718 | 38.0 Y.O. | \$114,500 | \$498,318 | 1986 |

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10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

HEATH HONBARRIER

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C: 720-252-0144

NICK BEACH

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SITE DETAIL



Drive-thru



Front Counter

REGIONAL AERIAL



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