

8038 FEDERAL BLVD.

WESTMINSTER, CO 80031

FOR SALE



Richard Bowler
Senior Broker Associate
O: 720.881.6338
C: 720.849.2255
rbowler@uniqueprop.com



400 S Broadway | Denver, Colorado 80209
www.uniqueprop.com | 303.321.5888

PROPERTY HIGHLIGHTS

Sale Price: \$835,000

Building Size: 1,152 SF

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

Taxes: \$4,355 (2021)

Zoning: Commercial B-1

2020 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:

C Store, QSR, Restaurant, Day Care, Liquor Store, Retail Sales, Financial, Offices, Medical/Dental, Barber/Hair Salon, Laundry, Indoor Entertainment, and many more uses

- 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 properties where approximately 2300 residential units, multi-family and mixed use development is being planned.
- All utilities available
- Dual access from both Federal Blvd and Eliot Street may be possible.



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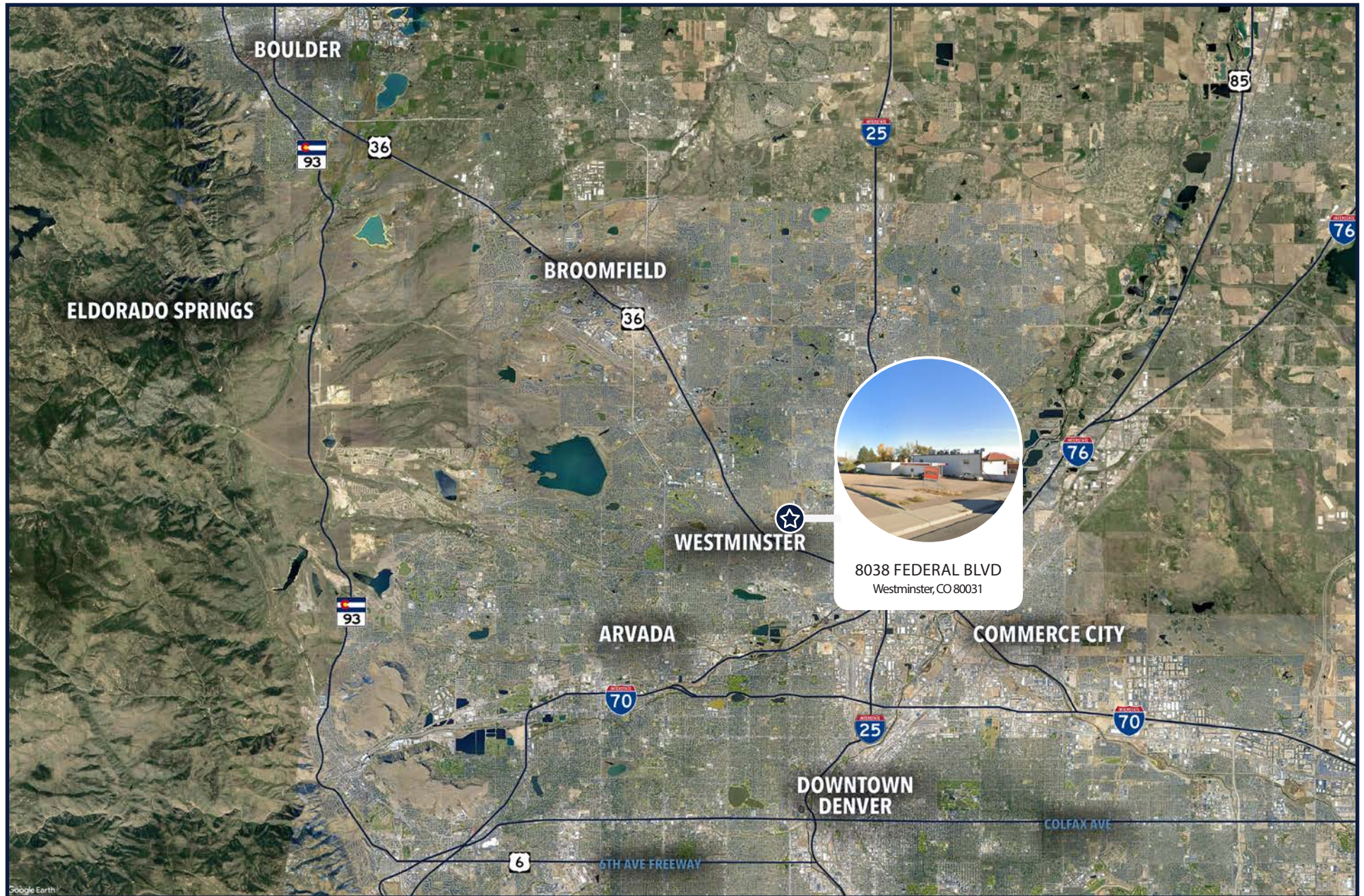
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RETAILER MAP OF NEARBY BUSINESSES



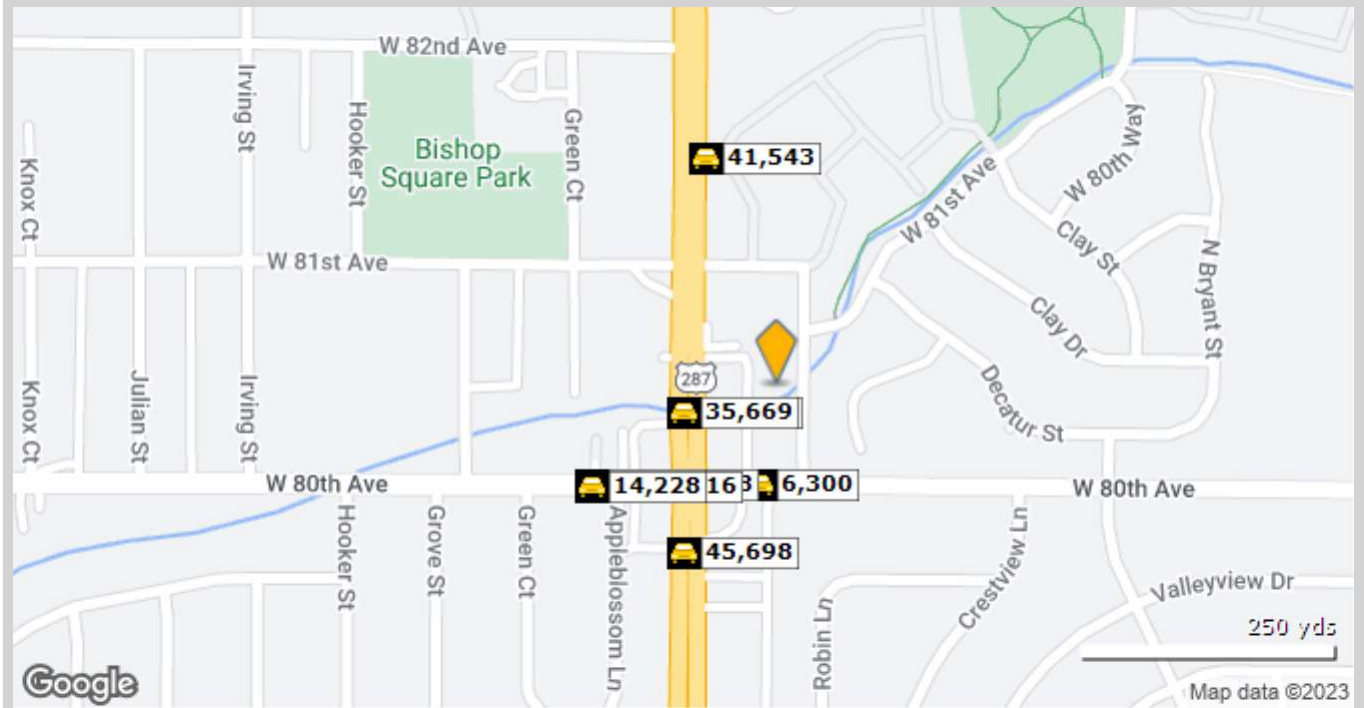
LOCATION MAP



Traffic Count Report

8038 Federal Blvd, Westminster, CO 80031

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



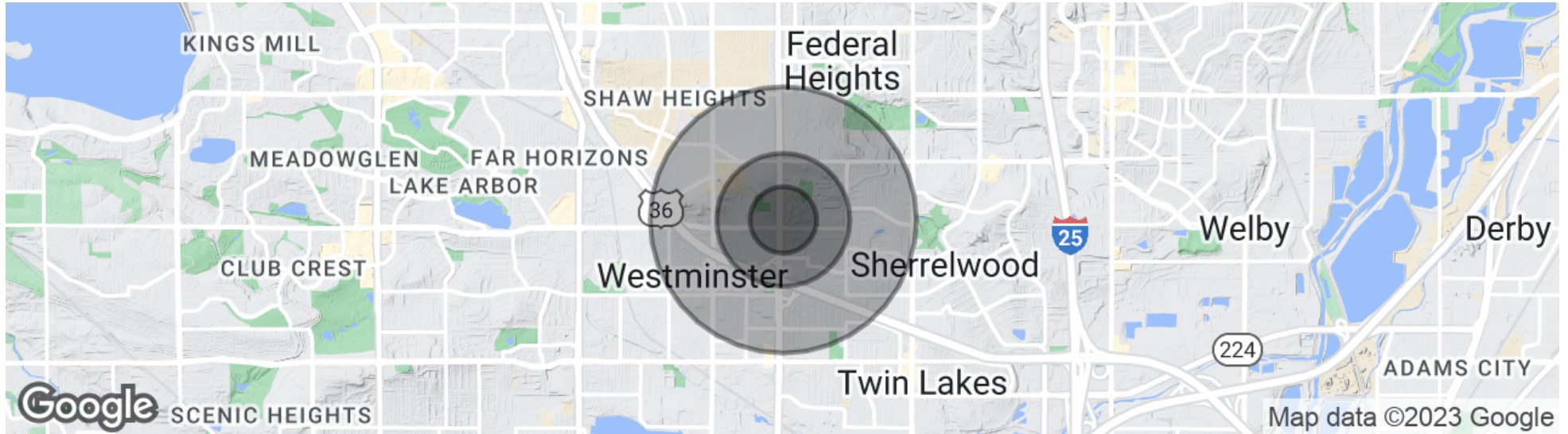
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Federal Blvd	W 80th Ave	0.04 S	2020	38,553	MPSI	.05
2	Federal Blvd	W 80th Ave	0.04 S	2022	35,669	MPSI	.05
3	W 80th Ave	N Elliot St	0.03 E	2022	7,081	MPSI	.06
4	8000	N Elliot St	0.03 E	2019	6,300	AADT	.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



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5/16/2023

DEMOGRAPHICS



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,103	4,270	18,568
Average Age	33.0	34.0	34.3
Average Age (Male)	32.8	34.9	33.5
Average Age (Female)	33.0	33.2	34.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	383	1,537	6,580
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$75,789	\$72,500	\$67,633
Average House Value	\$256,487	\$262,989	\$272,751

* Demographic data derived from 2020 ACS - US Census

Demographic Detail Report

8038 Federal Blvd, Westminster, CO 80031				
				
Radius	1 Mile	2 Mile	3 Mile	
Population				
2027 Projection	17,338	85,781	159,320	
2022 Estimate	16,726	81,678	151,394	
2010 Census	17,530	77,769	138,700	
Growth 2022 - 2027	3.66%	5.02%	5.24%	
Growth 2010 - 2022	-4.59%	5.03%	9.15%	
2022 Population by Age	16,726	81,678	151,394	
Age 0 - 4	1,119 6.69%	5,405 6.62%	9,880 6.53%	
Age 5 - 9	1,144 6.84%	5,537 6.78%	9,989 6.60%	
Age 10 - 14	1,156 6.91%	5,674 6.95%	10,184 6.73%	
Age 15 - 19	1,091 6.52%	5,438 6.66%	9,784 6.46%	
Age 20 - 24	1,030 6.16%	5,152 6.31%	9,315 6.15%	
Age 25 - 29	1,231 7.36%	6,122 7.50%	11,169 7.38%	
Age 30 - 34	1,436 8.59%	7,003 8.57%	12,916 8.53%	
Age 35 - 39	1,417 8.47%	6,838 8.37%	12,720 8.40%	
Age 40 - 44	1,227 7.34%	5,875 7.19%	10,980 7.25%	
Age 45 - 49	1,047 6.26%	5,000 6.12%	9,349 6.18%	
Age 50 - 54	933 5.58%	4,467 5.47%	8,380 5.54%	
Age 55 - 59	891 5.33%	4,285 5.25%	8,141 5.38%	
Age 60 - 64	836 5.00%	4,050 4.96%	7,818 5.16%	
Age 65 - 69	693 4.14%	3,431 4.20%	6,717 4.44%	
Age 70 - 74	540 3.23%	2,745 3.36%	5,395 3.56%	
Age 75 - 79	381 2.28%	1,957 2.40%	3,794 2.51%	
Age 80 - 84	259 1.55%	1,304 1.60%	2,441 1.61%	
Age 85+	297 1.78%	1,395 1.71%	2,419 1.60%	
Age 65+	2,170 12.97%	10,832 13.26%	20,766 13.72%	
Median Age	35.60	35.40	36.00	
Average Age	36.60	36.60	37.00	

Demographic Detail Report

8038 Federal Blvd, Westminster, CO 80031				
Radius	1 Mile	2 Mile	3 Mile	
2022 Population By Race	16,726	81,678	151,394	
White	14,448 86.38%	70,972 86.89%	131,962 87.16%	
Black	278 1.66%	1,644 2.01%	3,113 2.06%	
Am. Indian & Alaskan	517 3.09%	2,551 3.12%	4,106 2.71%	
Asian	950 5.68%	3,835 4.70%	7,289 4.81%	
Hawaiian & Pacific Island	39 0.23%	185 0.23%	327 0.22%	
Other	494 2.95%	2,491 3.05%	4,597 3.04%	
Population by Hispanic Origin	16,726	81,678	151,394	
Non-Hispanic Origin	7,767 46.44%	38,524 47.17%	81,405 53.77%	
Hispanic Origin	8,959 53.56%	43,154 52.83%	69,989 46.23%	
2022 Median Age, Male	35.00	34.80	35.40	
2022 Average Age, Male	35.60	35.70	36.20	
2022 Median Age, Female	36.20	36.00	36.60	
2022 Average Age, Female	37.60	37.40	37.90	
2022 Population by Occupation Classification	13,091	63,978	119,386	
Civilian Employed	8,141 62.19%	41,276 64.52%	78,092 65.41%	
Civilian Unemployed	779 5.95%	3,262 5.10%	5,952 4.99%	
Civilian Non-Labor Force	4,171 31.86%	19,378 30.29%	35,271 29.54%	
Armed Forces	0 0.00%	62 0.10%	71 0.06%	
Households by Marital Status				
Married	2,527	12,397	24,635	
Married No Children	1,382	6,664	13,585	
Married w/Children	1,145	5,733	11,049	
2022 Population by Education	12,331	59,757	111,629	
Some High School, No Diploma	2,449 19.86%	12,622 21.12%	20,205 18.10%	
High School Grad (Incl Equivalency)	3,344 27.12%	15,951 26.69%	29,094 26.06%	
Some College, No Degree	3,508 28.45%	16,443 27.52%	30,296 27.14%	
Associate Degree	1,144 9.28%	5,284 8.84%	9,388 8.41%	
Bachelor Degree	1,460 11.84%	6,777 11.34%	15,594 13.97%	
Advanced Degree	426 3.45%	2,680 4.48%	7,052 6.32%	

Demographic Detail Report

8038 Federal Blvd, Westminster, CO 80031						
Radius	1 Mile		2 Mile		3 Mile	
2022 Population by Occupation	14,364		72,997		139,680	
Real Estate & Finance	206 1.43%		1,769 2.42%		3,910 2.80%	
Professional & Management	3,326 23.16%		14,396 19.72%		31,308 22.41%	
Public Administration	322 2.24%		1,316 1.80%		2,752 1.97%	
Education & Health	1,264 8.80%		6,564 8.99%		13,091 9.37%	
Services	1,709 11.90%		8,942 12.25%		15,595 11.16%	
Information	163 1.13%		973 1.33%		1,837 1.32%	
Sales	1,521 10.59%		8,621 11.81%		17,644 12.63%	
Transportation	358 2.49%		1,801 2.47%		3,133 2.24%	
Retail	839 5.84%		4,883 6.69%		9,452 6.77%	
Wholesale	236 1.64%		1,039 1.42%		2,092 1.50%	
Manufacturing	703 4.89%		3,513 4.81%		6,377 4.57%	
Production	1,316 9.16%		7,125 9.76%		11,780 8.43%	
Construction	1,244 8.66%		6,609 9.05%		10,732 7.68%	
Utilities	562 3.91%		2,548 3.49%		4,674 3.35%	
Agriculture & Mining	94 0.65%		547 0.75%		883 0.63%	
Farming, Fishing, Forestry	18 0.13%		142 0.19%		209 0.15%	
Other Services	483 3.36%		2,209 3.03%		4,211 3.01%	
2022 Worker Travel Time to Job	7,851		39,774		74,955	
<30 Minutes	4,680 59.61%		22,799 57.32%		41,359 55.18%	
30-60 Minutes	2,681 34.15%		13,778 34.64%		27,306 36.43%	
60+ Minutes	490 6.24%		3,197 8.04%		6,290 8.39%	
2010 Households by HH Size	6,414		28,282		51,101	
1-Person Households	1,848 28.81%		7,607 26.90%		13,264 25.96%	
2-Person Households	1,785 27.83%		8,242 29.14%		15,619 30.56%	
3-Person Households	1,014 15.81%		4,544 16.07%		8,403 16.44%	
4-Person Households	811 12.64%		3,657 12.93%		6,685 13.08%	
5-Person Households	493 7.69%		2,230 7.88%		3,853 7.54%	
6-Person Households	231 3.60%		1,060 3.75%		1,795 3.51%	
7 or more Person Households	232 3.62%		942 3.33%		1,482 2.90%	
2022 Average Household Size	2.70		2.70		2.70	
Households						
2027 Projection	6,367		31,157		58,687	
2022 Estimate	6,147		29,710		55,835	
2010 Census	6,414		28,283		51,101	
Growth 2022 - 2027	3.58%		4.87%		5.11%	
Growth 2010 - 2022	-4.16%		5.05%		9.26%	

Demographic Detail Report

8038 Federal Blvd, Westminster, CO 80031						
Radius	1 Mile		2 Mile		3 Mile	
2022 Households by HH Income	6,147		29,712		55,834	
<\$25,000	1,110 18.06%		5,239 17.63%		8,291 14.85%	
\$25,000 - \$50,000	1,392 22.65%		7,306 24.59%		12,177 21.81%	
\$50,000 - \$75,000	1,342 21.83%		6,178 20.79%		11,973 21.44%	
\$75,000 - \$100,000	1,065 17.33%		4,391 14.78%		8,294 14.85%	
\$100,000 - \$125,000	530 8.62%		2,511 8.45%		5,340 9.56%	
\$125,000 - \$150,000	353 5.74%		1,581 5.32%		3,523 6.31%	
\$150,000 - \$200,000	191 3.11%		1,538 5.18%		3,555 6.37%	
\$200,000+	164 2.67%		968 3.26%		2,681 4.80%	
2022 Avg Household Income	\$71,593		\$73,740		\$82,263	
2022 Med Household Income	\$60,258		\$58,925		\$64,795	
2022 Occupied Housing	6,147		29,710		55,835	
Owner Occupied	3,572 58.11%		16,573 55.78%		33,674 60.31%	
Renter Occupied	2,575 41.89%		13,137 44.22%		22,161 39.69%	
2010 Housing Units	6,163		28,157		52,923	
1 Unit	3,958 64.22%		17,833 63.33%		35,363 66.82%	
2 - 4 Units	360 5.84%		1,786 6.34%		2,942 5.56%	
5 - 19 Units	1,133 18.38%		4,589 16.30%		8,438 15.94%	
20+ Units	712 11.55%		3,949 14.02%		6,180 11.68%	
2022 Housing Value	3,571		16,573		33,674	
<\$100,000	322 9.02%		2,301 13.88%		4,232 12.57%	
\$100,000 - \$200,000	224 6.27%		862 5.20%		1,344 3.99%	
\$200,000 - \$300,000	829 23.21%		3,533 21.32%		6,106 18.13%	
\$300,000 - \$400,000	1,568 43.91%		7,041 42.48%		13,694 40.67%	
\$400,000 - \$500,000	315 8.82%		1,634 9.86%		5,209 15.47%	
\$500,000 - \$1,000,000	280 7.84%		1,073 6.47%		2,808 8.34%	
\$1,000,000+	33 0.92%		129 0.78%		281 0.83%	
2022 Median Home Value	\$326,180		\$322,589		\$337,644	
2022 Housing Units by Yr Built	6,382		31,049		58,128	
Built 2010+	166 2.60%		2,828 9.11%		6,718 11.56%	
Built 2000 - 2010	125 1.96%		1,284 4.14%		2,552 4.39%	
Built 1990 - 1999	465 7.29%		2,838 9.14%		6,707 11.54%	
Built 1980 - 1989	832 13.04%		3,852 12.41%		8,557 14.72%	
Built 1970 - 1979	1,106 17.33%		7,501 24.16%		15,546 26.74%	
Built 1960 - 1969	1,125 17.63%		5,817 18.73%		9,506 16.35%	
Built 1950 - 1959	2,320 36.35%		6,221 20.04%		7,523 12.94%	
Built <1949	243 3.81%		708 2.28%		1,019 1.75%	
2022 Median Year Built	1965		1973		1976	

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