8038 FEDERAL BLVD.

WESTMINSTER, CO 80031

FOR SALE

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UNIQUE PROPERTIES
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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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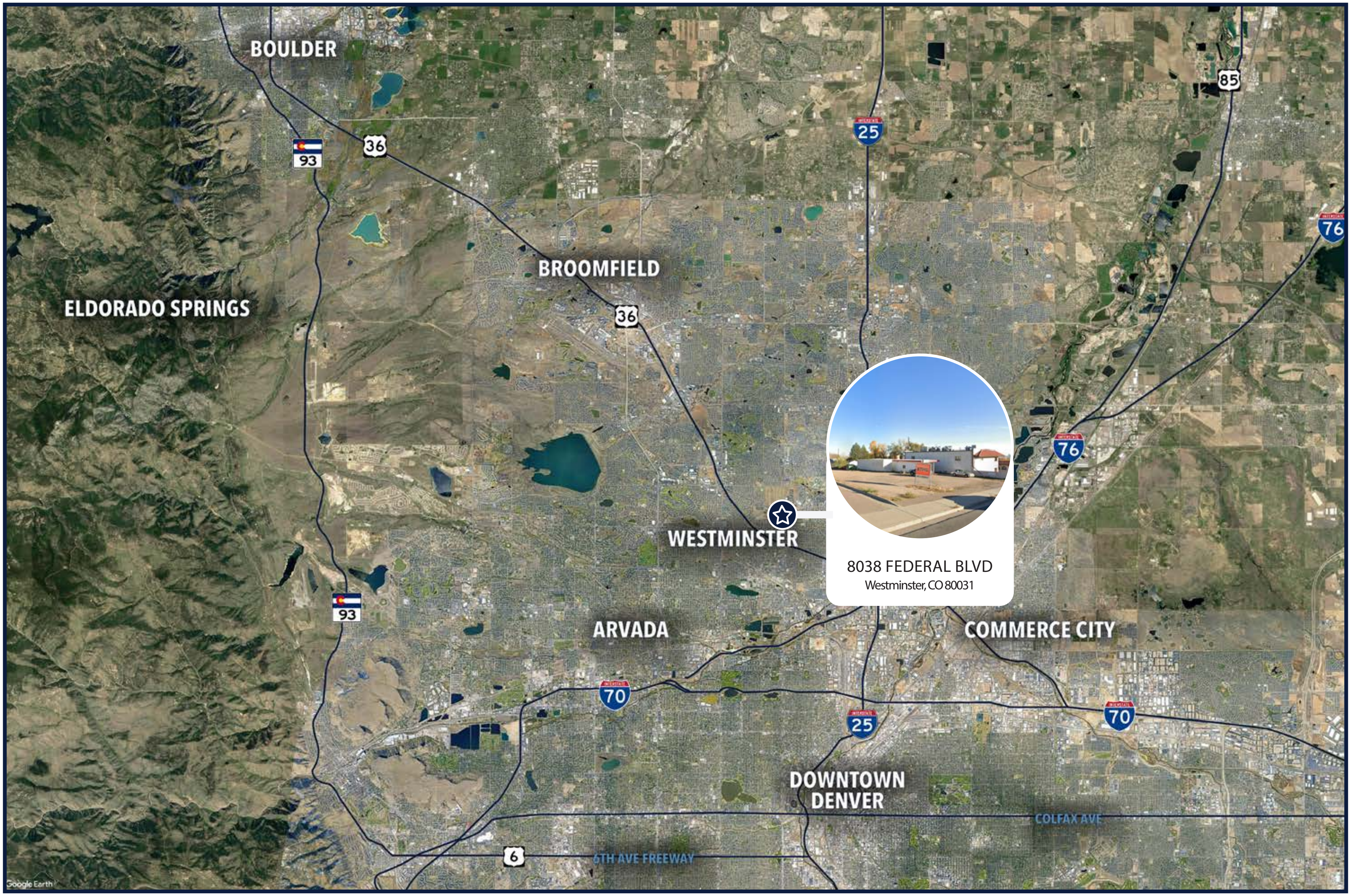
RETAILER MAP OF **NEARBY BUSINESSES**

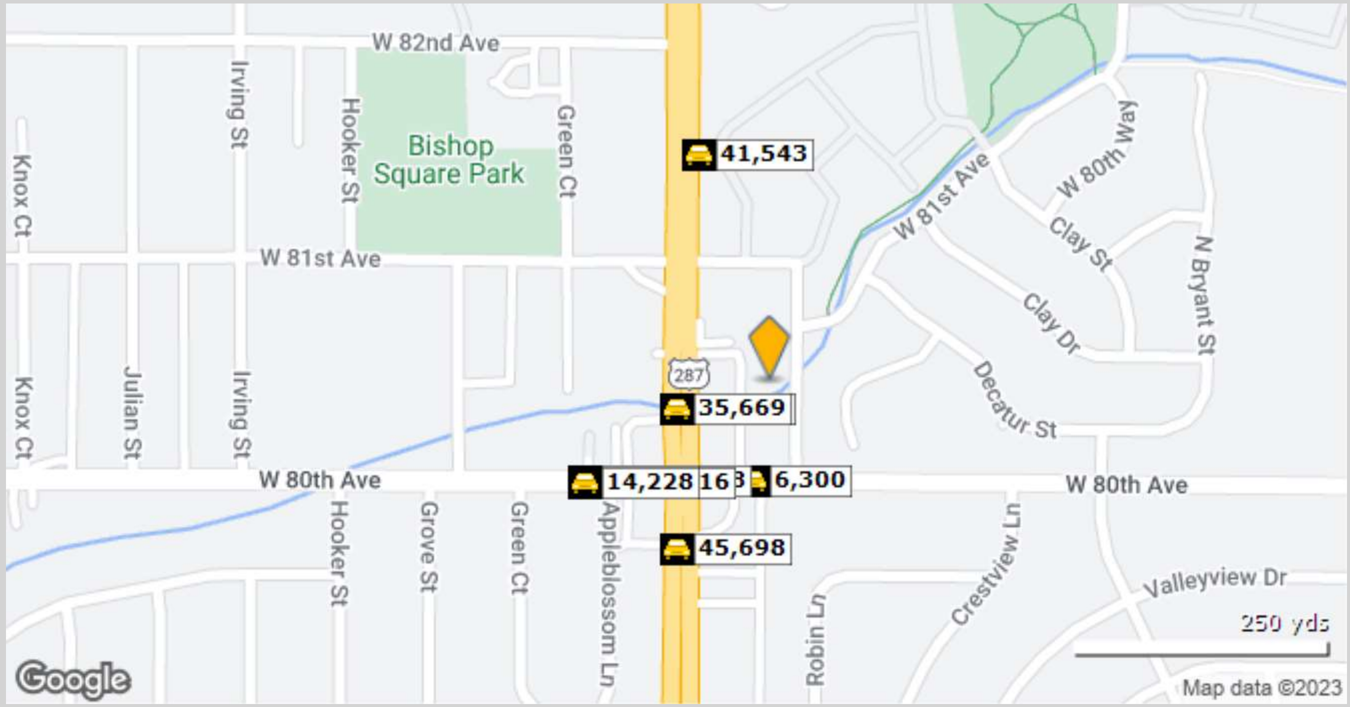
LOCATION **MAP**



Traffic Count Report

8038 Federal Blvd, Westminster, CO 80031

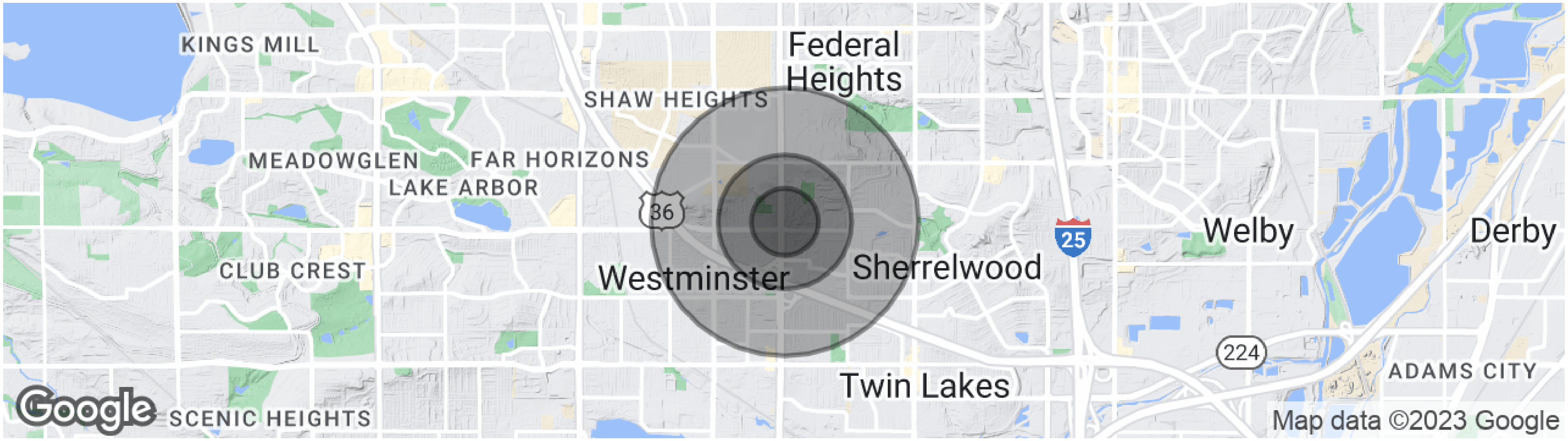
Building Type:	**Land**
Class:	**-**
RBA:	**-**
Typical Floor:	**-**
Total Available:	**0 SF**
% Leased:	**0%**
Rent/SF/Yr:	**-**



	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

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

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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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