

OFFERING MEMORANDUM

3585 W 76th Ave. Westminster, CO 80030



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Denver, Colorado



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Denver, CO



EXECUTIVE SUMMARY



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Visit 3585W76th.com for more details. Under Market Value! VALUE ADD opportunity for investors, developers or owner occupants! Previously used as the Westminster United Methodist Church, this is a spacious 28,623 square foot building with a 125 car parking lot on over 2 acres. Includes two sanctuaries, two kitchens, several office spaces and 5 restrooms. Interior needs significant capital improvements but is an excellent value-add opportunity with tons of potential. Flexible zoning - multifamily low density and single family high density. (We have ALL development plans) The options are endless for redevelopment! This building can be converted for residential use, religious facility/daycare, recreational facility, entertainment venue, schools, etc. Well maintained structure with easy access for all guests. Prime location - located right off of the cross section of route 287 and 36, this is a very accessible building by car. Approximately two miles to the north is Water World, a major summertime tourist and local attraction, and less than a mile from Westminster Station, an RTD commuter rail station. Westminster Station services the B line, which connects the station to Union Station in downtown Denver.

HIGHLIGHTS

- Value Add Investor Special
- Oversized lot - 2.10 Acres
- Large parking lot - 125 parking spaces
- Potential use: Religious, Residential, Recreational, School/Daycare, Event Venue, or much more!
- Two sanctuaries & two kitchens
- Zoning - R3 -Multi-fam Low Density and RA -Single fam High Density
- Prime location - Less than a mile from Westminster Station and 2 miles from Water World
- Less than 20 minutes from Downtown Denver and 30 minutes from the Denver International Airport

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS



BUILDING FUNDAMENTALS:

3585 W 76th Ave. is a spacious 17,585 square foot Religious Facility with two sanctuaries in Westminster, Colorado. It sits on a large 2.10 acre lot and includes 125 parking spaces.



PROMINENT LOCATION - 3585 W 76th Ave. is located in the heart of Westminster. It has a convenient location off of route 287 and 36, and is right across the street from Torii Square Park. The subject is located a short distance to a popular area attraction, approximately two miles to the north of the subject is Water World, a major summertime tourist and local attraction. The Butterfly Pavilion, a 30,000-square foot indoor facility situated on 11 acres, is the largest nonprofit invertebrate zoo in the country. It is located approximately six miles northwest of the subject.



TRANSPORTATION AND MOBILITY

The subject is located less than a mile to the north of Westminster Station, an RTD commuter rail station. Westminster Station services the B line, which connects the station to Union Station in downtown Denver.



EMPHASIS ON SKILLED JOBS

With a concentration of intellectual capital, world-class universities and federally funded science and research labs, Westminster companies are able to draw from a large pool of highly educated residents.



ACCESSIBILITY - Located right off of the cross section of route 287 and 36, this is a very accessible building by car. The bike score is 61, with some bike infrastructure in the neighborhood.

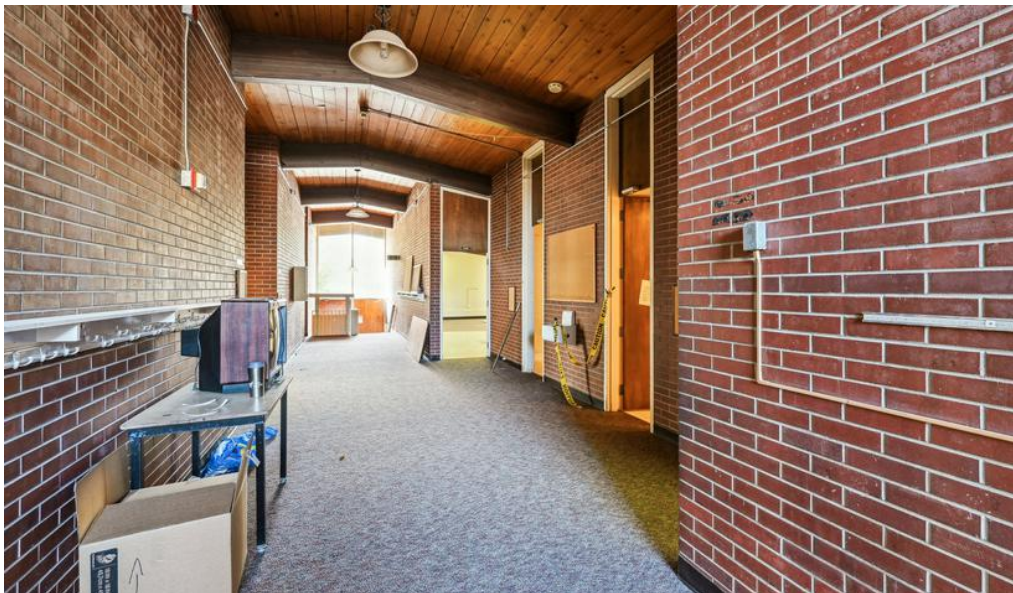
PROPERTY: 3585 W 76th Ave.

Type:	Religious Facility
Year Built:	1955
Lot SF:	2.10 Acres
Building SF:	18,623 SF
Parking Spaces:	125
Zoning	R3 -Multi-fam Low Density RA -Single fam High Density

PROPERTY PHOTOS



PROPERTY PHOTOS



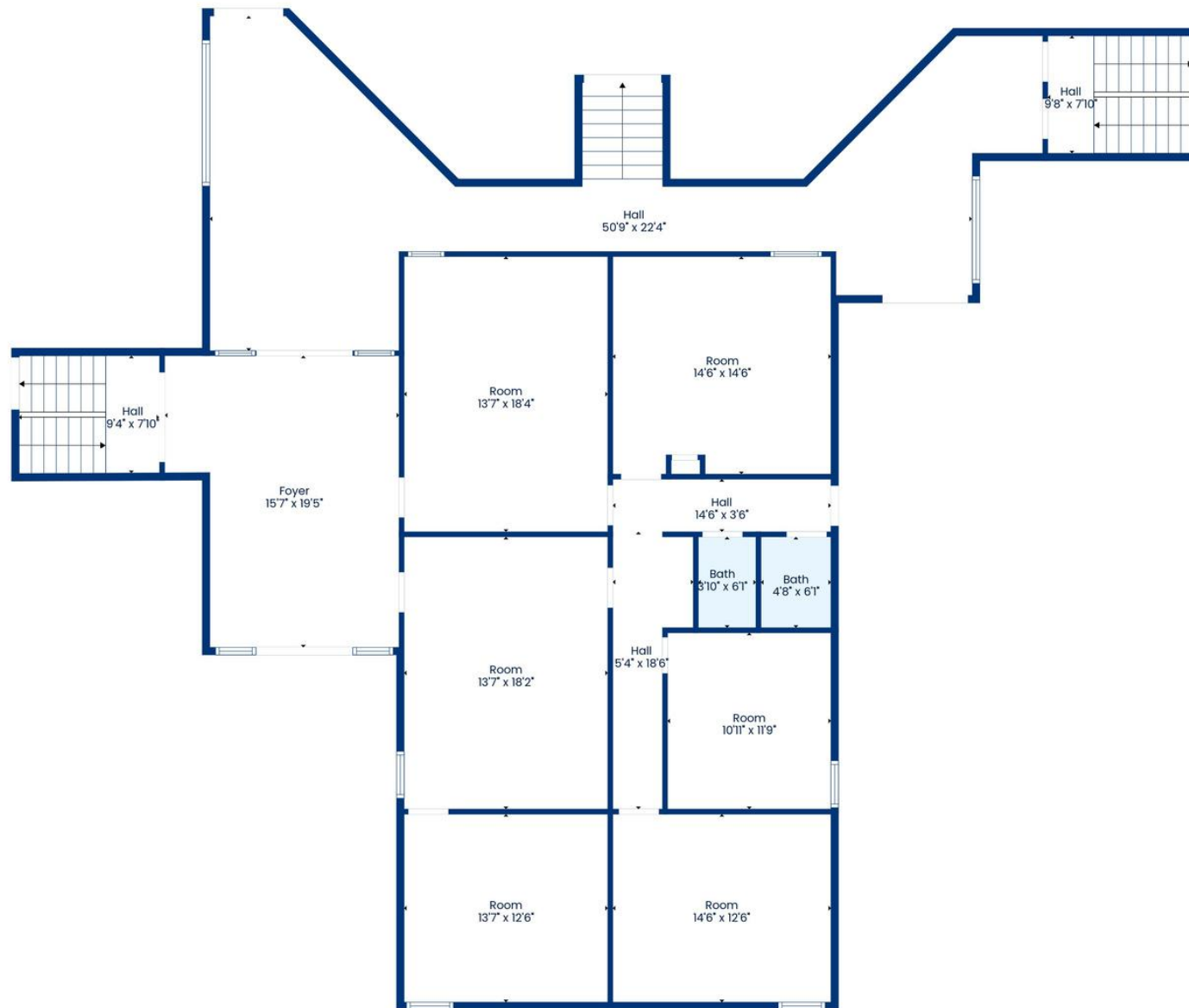
PROPERTY PHOTOS





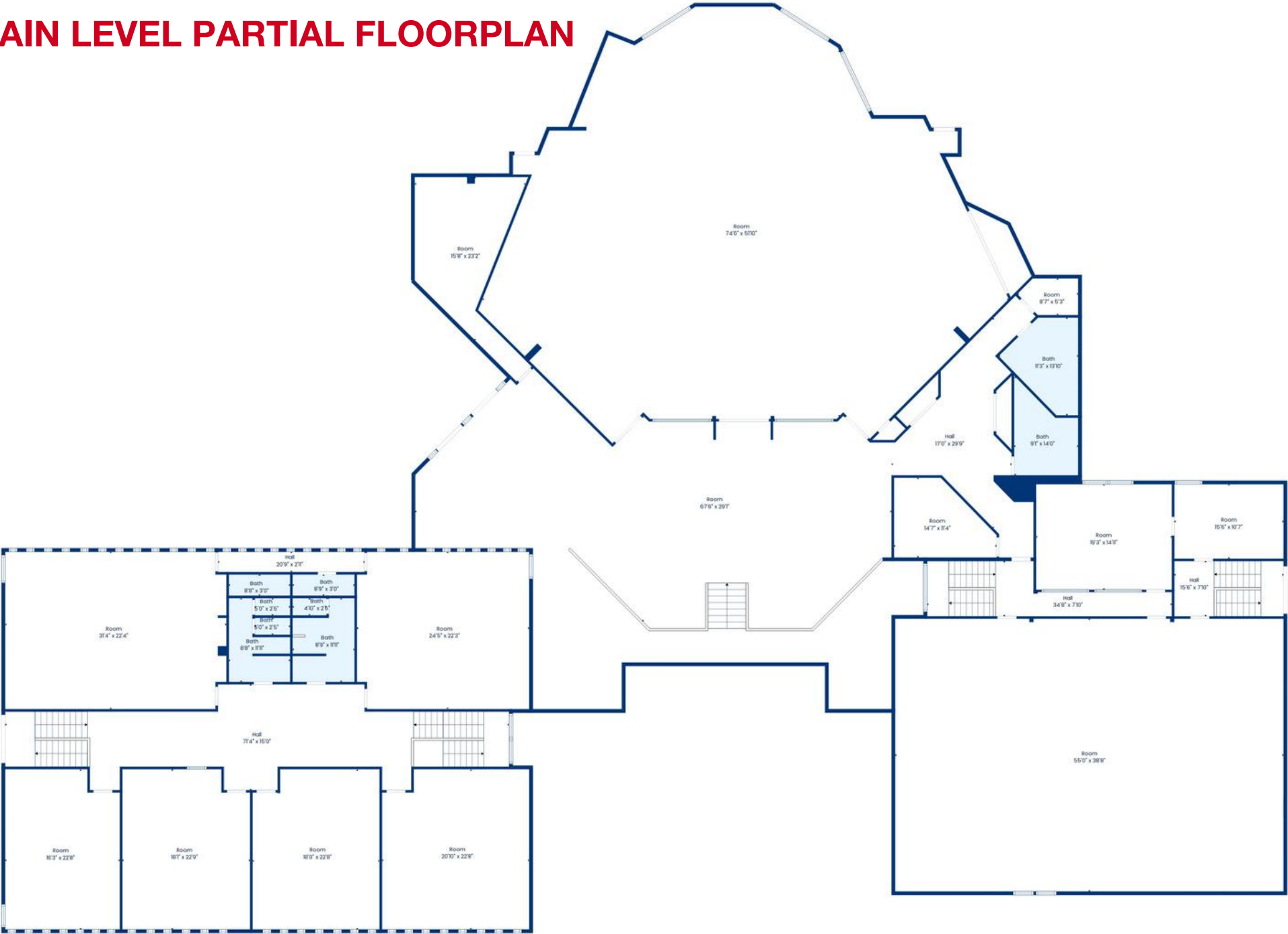
FLOOR PLANS

MAIN LEVEL PARTIAL FLOORPLAN



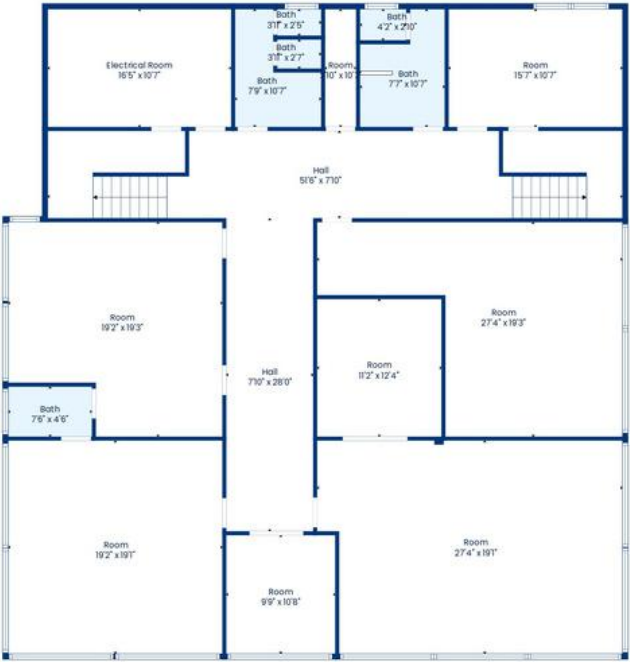
Measurements Deemed Highly Reliable But Not Guaranteed.

MAIN LEVEL PARTIAL FLOORPLAN

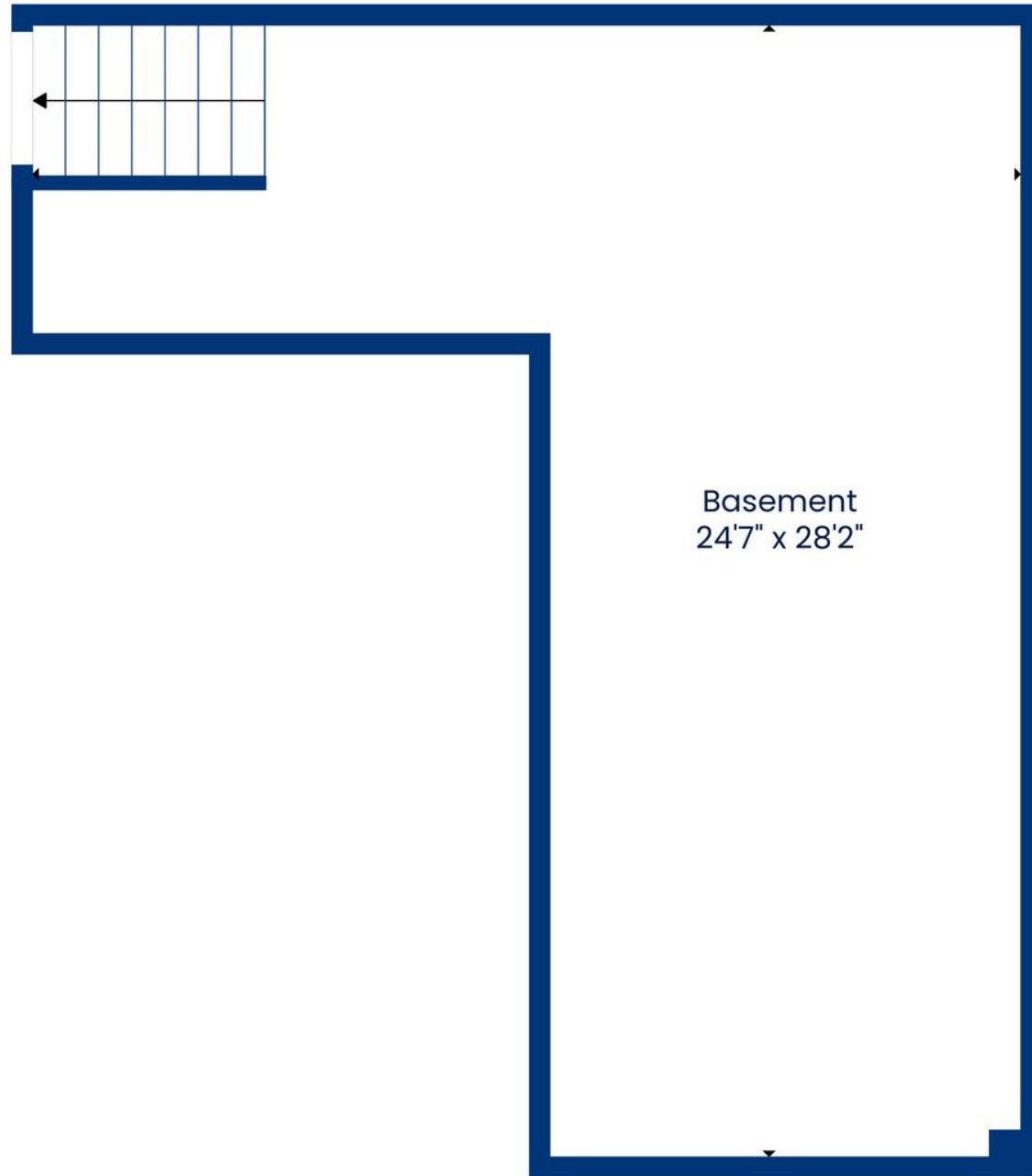


Measurements Deemed Highly Reliable But Not Guaranteed.

MAIN LEVEL PARTIAL FLOORPLAN



BASEMENT FLOOR PLAN



FULL PROPERTY FLOOR PLAN





MAPS



3585 W 76th Ave. Lot





AREA OVERVIEW

AREA OVERVIEW

Located between Denver and Boulder, Westminster enjoys prime proximity to the exceptional intellectual capital found in Boulder, as well as a dynamic millennial workforce in the Denver metro area. It sits at the heart of the U.S. 36 Tech Corridor, which connects Denver to Boulder.

The metro Denver area has experienced a significant influx of new residents over the last decade, prompting a thoughtful approach to managing this growth. Westminster Station, situated in the southern core of the city and a key stop on the B-Line commuter rail, emphasizes transit-oriented development. Meanwhile, the new Downtown Westminster is introducing a blend of mixed-use developments while maintaining over 30% of its land for open space, parks, and recreation, as well as working to preserve and revitalize historic areas.

Westminster offers seamless transportation options by car, bus, bicycle, rail, or international airliner, supported by a robust multi-modal transportation network. This includes an enhanced public transportation system, two well-maintained highway systems, and an extensive regional trail system that connects to over 126 miles of trails. Companies like Ball Corporation, Maxar, and Trimble are recognizing this appeal, either establishing roots or expanding their presence. Such growth is attracting more amenities, including local and national restaurants, hotels, and a variety of shopping and entertainment experiences.





DEMOGRAPHICS and MARKET OVERVIEW

DEMOGRAPHICS



POPULATION

- 2023 Population: 115,117
- Population growth: down ~ 1.97% since 2020
- Median age of the population: 37.7 years old, compared with the U.S. average, which is 38.1
- There is 3,643 people per square mile (31.6 square miles)



INCOME/EMPLOYMENT

- People Working in Westminster: 46,924
- Unemployment Rate: 4.1%
- Population Below Poverty Level: 6.45%
- Median Household Income: \$86,273
- Per Capita Income: \$34,497



EDUCATION

- Graduate/Professional Degree: 13.8%
- Bachelor's Degree: 28.4%
- Associate Degree: 7.54%
- Some College, No Degree: 21.38%
- HS Diploma or GED: 21.04%
- 9th to 12th Grade, No Diploma: 5.52%



EMPLOYMENT BY INDUSTRY

- Accommodations, food & entertainment: 15.3%
- Administration, Personnel & Other Support Services: 14.4%
- Retail Trade: 13.7%
- Health, Education & Social Services: 13.1%
- Public Administration: 7.9%
- Finance, Insurance & Real Estate: 5.5%
- Manufacturing: 5.4%
- Transportation, Warehousing & Wholesale: 5.2%
- Agriculture, Mining, Utilities & Construction: 5.1%



HOUSING

- Average Household Size: 2.45
- Number of Housing Units: 53,146
- Median Home Value: \$560,000
- Median Monthly Gross Rent: \$1,841



TYPES OF HOUSING

- Single Family Detached: 65%
- Multi-family: 34%
- Mobile Homes/Group Homes: 1%

Information received from: <https://www.westminstereconomicdevelopment.org/about-westminster/demographics/>

MARKET OVERVIEW

LOCATION

Westminster is a suburb of the Denver, Colorado metro area, with a population of approximately 118,000 residents—but that doesn't begin to describe the unique places, neighborhoods and projects that can be found across the city. Known for our 6,600 acres of open space and parks, more than a hundred miles of trails, Westminster is a community that values the outdoors. With the arrival of commuter rail, the Westminster Station area is quickly growing as a transportation core of the community with great connectivity to Denver. Add in thriving retail and entertainment districts in Downtown Westminster and Orchard Town Center, and Westminster has a place for everyone. Westminster offers five golf courses, 63 parks, and 125 miles of trails that can take to the Boulder foothills or downtown Denver by bike.

Leaders in the tech industry also recognize Westminster as the place to be. Ball Aerospace, Maxar, and Trimble call Westminster home. This growth in industry is attracting more amenities like local and national restaurants, hotels, and shopping and entertainment experiences.

TOP EMPLOYERS

ORGANIZATION	DESCRIPTION
Ball Corporation	HQ & Manufacturing
St. Anthony's North Hospital	Healthcare
Maxar	Geospatial Technologies
Trimble	Geospatial Technologies
MTech Mechanical Technologies Group	HVAC Systems
Tri-State Generation	Electric Energy Wholesaler
Epsilon	Marketing Agency
Bread Financial	Network Credit Authorization
Kaiser Permanente	Healthcare
CACI International	Research and Technology



MEET THE TEAM

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Michelle Glass

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Michelle Glass is an experienced Residential Realtor and Commercial Real Estate Broker in Denver, Colorado. As a Denver Real Estate Advisor, she helps her clients sell or purchase their home and then assist them in building their real estate investment portfolio. Her team works with home buyers and sellers and markets Denver homes for sales like Single-family houses, Townhomes, and Condos. She also specializes in working with investors who wish to sell or purchase Fix and Flips, urban land lots, Multifamily and Apartment Buildings, and other Commercial property. Michelle specializes in Denver Real Estate Investors. She sells real estate in the Denver Metro Area and throughout the Colorado Front Range.



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Tanerra grew up in Central Illinois and moved to Denver shortly after graduating college with her Masters in Accounting. After getting her Colorado real estate license in 2020, she mastered the ins and outs of each Denver neighborhood and the surrounding communities by assisting renters to find apartments and later transitioning into full time residential/commercial real estate. She prides herself in customer service by using an aggressive and light-hearted attitude when it comes to assisting clients in the home buying or selling process. The mountains are what brought her to Colorado, and she loves spending time with her husband and their two mini-goldendoodles, camping, skiing and playing volleyball.



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