



For Sale & For Lease

Medical Office Condo

Confidential listing, please do not contact Tenants

CONTACT INFORMATION:

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2861 W 120th Ave. Westminster, CO 80234

Investment Sale

(If you are looking for an owner-user-operator opportunity, please check the property located at 2761 W. 120th Ave. just next to this building)

Total SF: 3,278 SF
Sale Price: \$1,032,570.00 (@ \$315.00/SF)
County: Adams
YOC: 2007
Tax (2019): \$6.79/SF
Association Dues (2019): \$6.23/SF
Property Management Fee (2019): \$0.73/SF

Suite 230: 2,302 SF

Current tenant: Foothills Endodontic Specialist

NNN lease is through September 30, 2023 with an option to extend the lease term for an additional 5 years

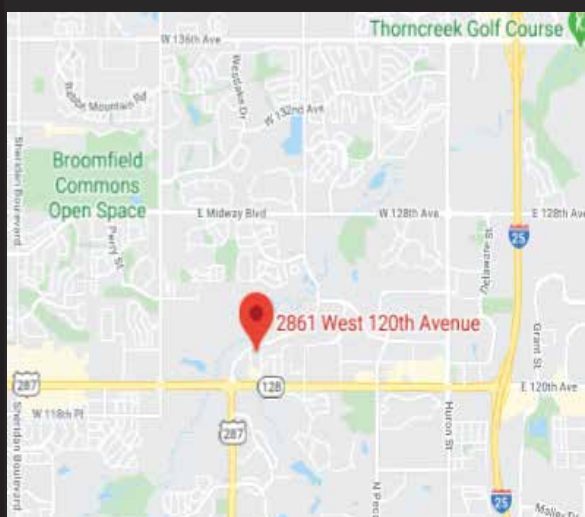
Suite 220: 976 SF

Current tenant: Chiropractor office

Available for lease starting 2/1/2021; Call Broker for Details!

Property Description:

- Located in the Country Club Village with great tenant mix, Market Place Home Mortgage, The Capitalist Alliance, Colorado Early College, Canyon Title, CPA & All State
- Elevator identity with keypad after hours entry system
- Backs to Big Creek open space & walk to FIT by Hyland Hills
- Located near lots of local restaurants & retail services



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



2861 W 120th Ave.
Westminster CO 80234

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Demographics

Population	1 Mile	3 Miles	5 Miles
2024 Projection	9,347	126,028	313,139
2019 Estimate	8,608	116,812	291,152
Households	1 Mile	3 Miles	5 Miles
2024 Population	3,626	47,499	115,825
2019 Estimate	3,361	44,156	107,840
Income	1 Mile	3 Miles	5 Miles
2019 Average	\$110,273	\$102,930	\$95,611



*Available for lease 2/1/2021

