

DEVELOPMENT OPPORTUNITY at 120th & FEDERAL

2941 W 120th Avenue, Westminster, CO 80234



DEMOGRAPHICS

POPULATION



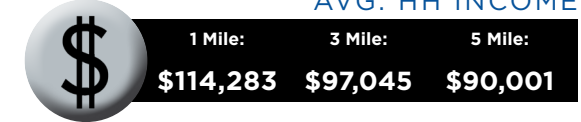
DAYTIME POPULATION



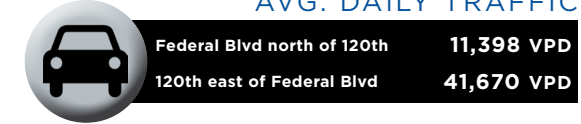
HOUSEHOLDS



AVG. HH INCOME



AVG. DAILY TRAFFIC



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PROPERTY OVERVIEW:

- 1.76 AC development opportunity at 120th & Federal
- Variety of allowed uses including residential, office, retail, live/work, day care and more
- Call broker for pricing
- Panoramic Mountain views
- High visibility to both 120th and Federal
- Commercial and residential uses permitted
- Access to 500 acres of parks, trails and open spaces
- Adjacent to Big Dry Creek Open Space and Metzger Farm Open Space
- Great mixed-use development opportunity

CROSBIE

REALESTATE

GROUP

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Unobstructed western views



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