



Development Opportunity

10195 Wadworth Blvd., Broomfield, CO



Property

- 4.98 Acres
- Unincorporated Jefferson
- A-1 Zoning

Location Features

- Quick Access to US-36
- Abundant services w/in 3mi
 - Grocery
 - Large/Mid Box Retail
 - Restaurants/QSR
 - Medical/Hospital
- VPD - 27,524 CoStar
- Strategic arterial location
- Strong Demographics

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Sale Price	\$3,900,000 (\$18 sf)
Zoning	AG
Lot Size	4.98 acres (216,928 sf)
Power Provider	Xcel
Water Provider	Public - Westminster
Sewer Provider	Public - Westminster
Parcel #	29-142-01-022
Future Land Use	Link to: Commerical
County	Jefferson
Planning Dept.	Link to: Westminster
Development Fees	Link to: Westminster Fee

About Westminster, Colorado

Westminster is a thriving city that blends suburban comfort with urban convenience. Its diverse and growing population enjoys a high quality of life supported by strong infrastructure, top-rated schools, and abundant parks and trails. The city's strategic location between Denver and Boulder offers easy access to both major employment centers and the Rocky Mountains.

Westminster is home to premier retail destinations like the Westminster Promenade and FlatIron Crossing, as well as a dynamic mix of restaurants, entertainment, and community events. A commitment to open space, sustainability, and recreation has shaped a city that's both vibrant and livable—making Westminster an ideal setting for business, development, and everyday life.

10195 Wadsworth Blvd

[Click for Map](#)



I-70 13 min
I-25 13 min

Nearby Amenities



120+ (5 mi)
Restaurants



65 (5 mi)
Retail Shops



23 (5 mi)
Hotels



8 (3 mi)
Grocery



Population

275,397

855,789



Median Age

39

38



Avg. Income

\$108,620

\$114,665



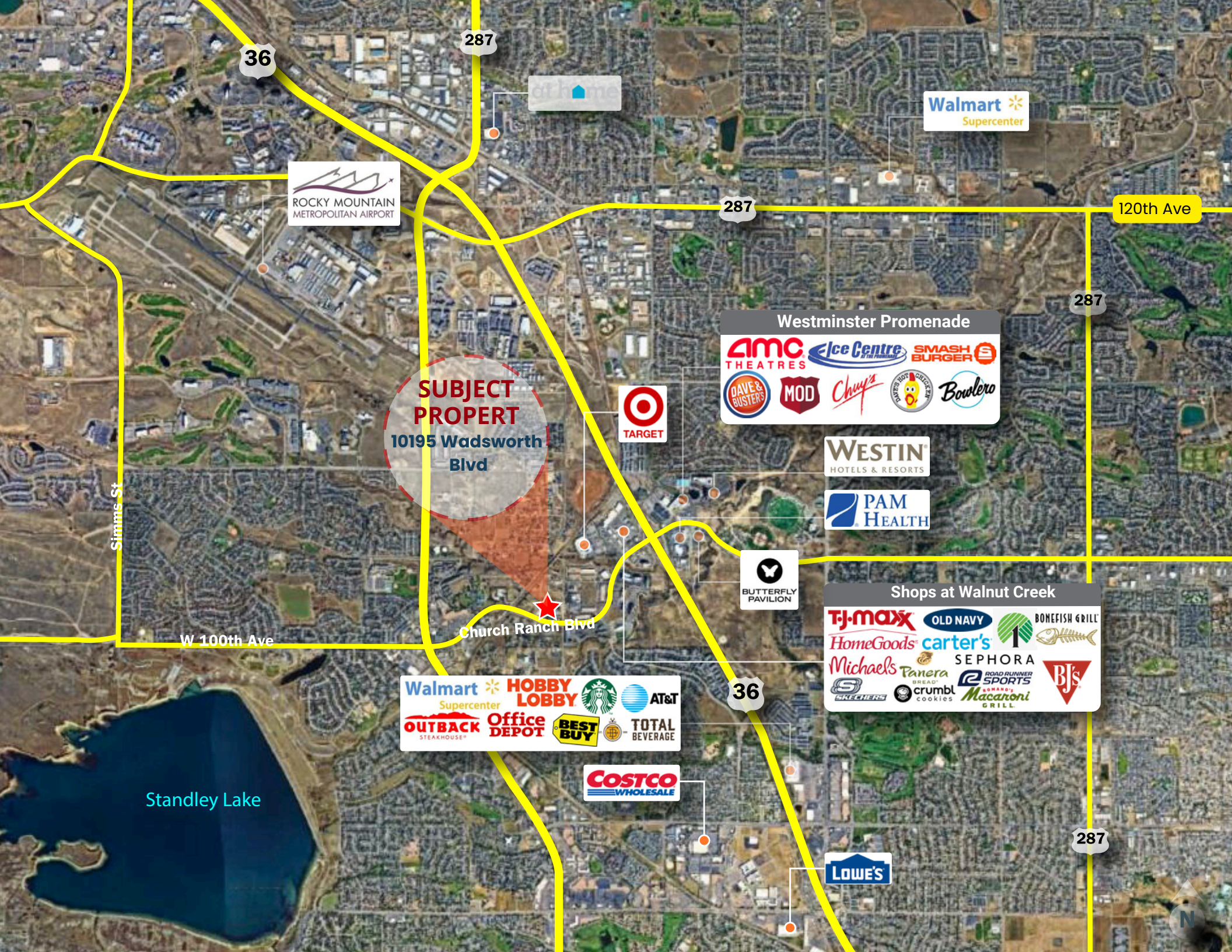
Employment

106,892

377,529

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36

287

Walmart
Supercenter

ROCKY MOUNTAIN
METROPOLITAN AIRPORT

287

120th Ave

287

**SUBJECT
PROPERTY**
10195 Wadsworth
Blvd

TARGET

Westminster Promenade
AMC THEATRES Ice Centre SMASH BURGER
DAVE & BUSTER'S MOD Chuy's BUSTER'S BOWLERO

WESTIN
HOTELS & RESORTS

PAM
HEALTH

BUTTERFLY
PAVILION

W 100th Ave

Church Ranch Blvd

36

Walmart Supercenter HOBBY LOBBY Starbucks AT&T
OUTBACK STEAKHOUSE Office DEPOT BEST BUY TOTAL BEVERAGE

COSTCO
WHOLESALE

Shops at Walnut Creek
TJ-maxx OLD NAVY BONEFISH GRILL
HomeGoods carter's 1
Michaels Panera SEPHORA
SKECHERS crumbl cookies ROAD RUNNER SPORTS
MACARONI GRILL BJ's

Lowe's

287

Standley Lake

N