

SHERIDAN 81 PROFESSIONAL ARTS BUILDING

5005 W 81st Place
Westminster, CO 80031



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PROPERTY DESCRIPTION

Henry Group Real Estate is pleased to offer 5005 W 81st Place Westminster, CO 80031 ("The Property") for sale. This Class B multi-tenant office building was built in 1984 and has 19 individual suites ranging from 220 SF - 2400 SF. The Property sits on a 30,056 SF lot that boasts 54 surface parking spaces.

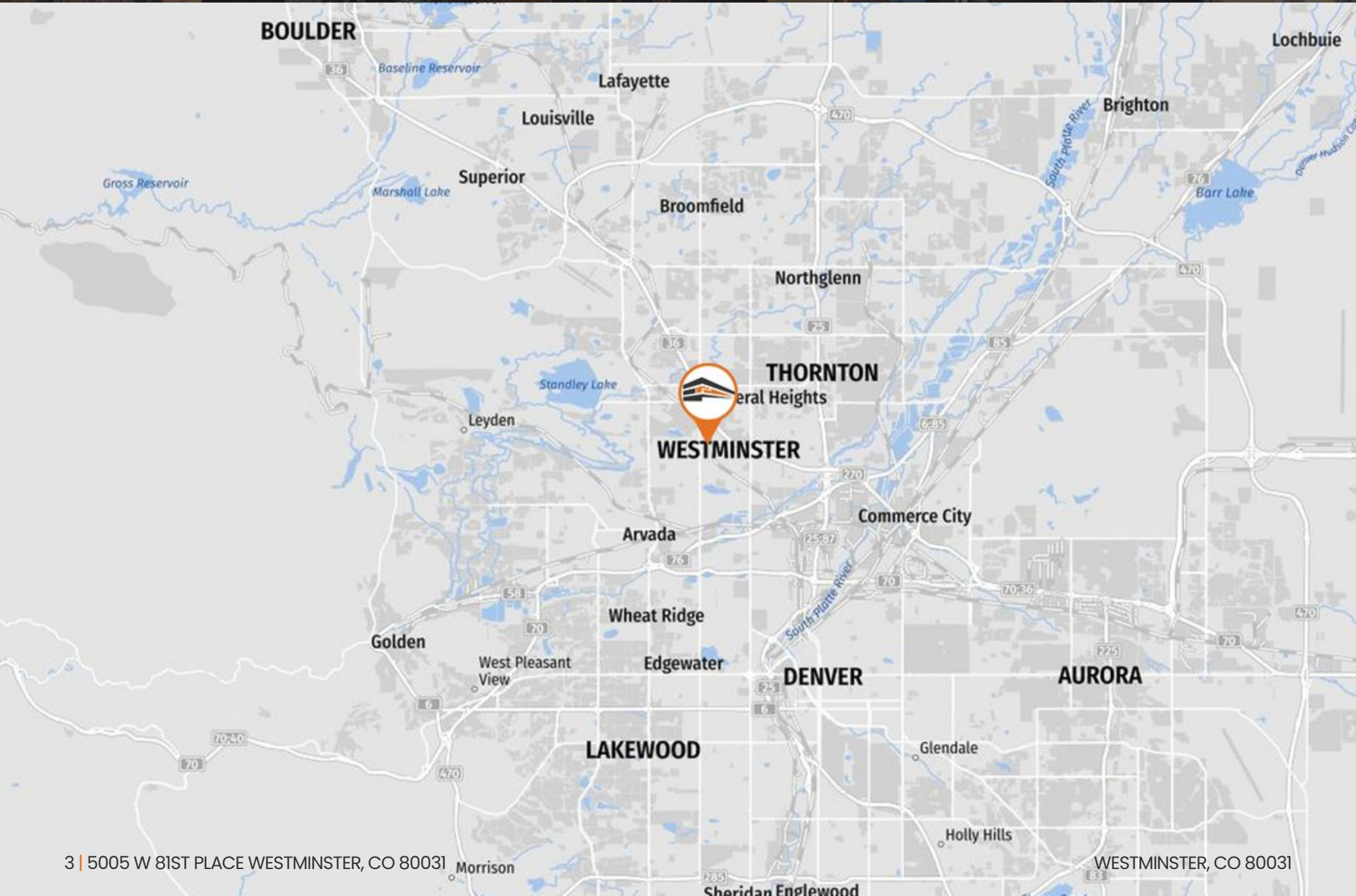
Situated on the growing Denver-Boulder corridor, Westminster is easily accessed from either metropolitan area. The Property is conveniently located between Sheridan Boulevard & Highway 36 with restaurants and shopping areas within walking distance.

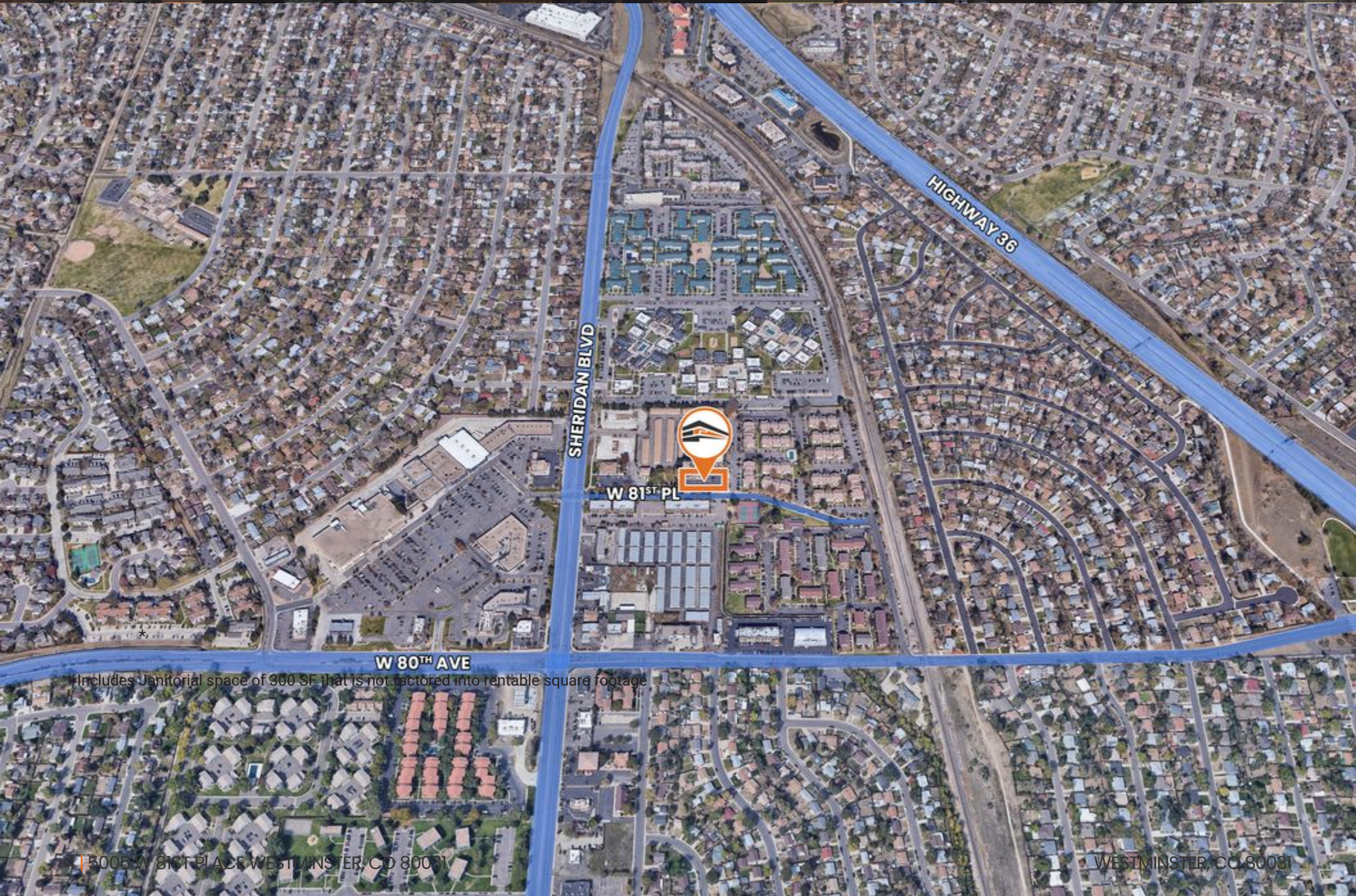
PROPERTY HIGHLIGHTS

- Located just south of the newly redeveloped downtown Westminster
- Renovations complete in 2019
- Rents currently below market
- AT&T has a long-term lease at the property until 2039. Current rent is \$3,474/month (\$41,688/year), increasing 3.0% every year.



Purchase Price	\$2,900,000
Current Cap Rate	6.63%
Price PSF	\$151
Building Name	Sheridan 81 Professional Arts Building
Property Address	5005 W 81st Place, Westminster, CO 80031
Number of Tenants	18
Occupancy	93%
Lot Size	30,056 SF
Building SF Rentable SF	19,200 SF 17,956 SF
Year Built Renovated	1984 2019
Building Class	B
Zoning	R-3 Westminster






*Includes Janitorial space of 300 SF that is not factored into rentable square footage

5005 W 81ST PLACE WESTMINSTER, CO 80031

WESTMINSTER, CO 80031



 **CONOCO**

 **COSTCO WHOLESALE**


AREA PLAN


BARNES & NOBLE

 **THE OLD SPAGHETTI FACTORY**

 **HARLAN CROSSING**

 **REDEVELOPED DOWNTOWN WESTMINSTER**

 **LOWE'S HOME IMPROVEMENT**

 **CHASE BANK**

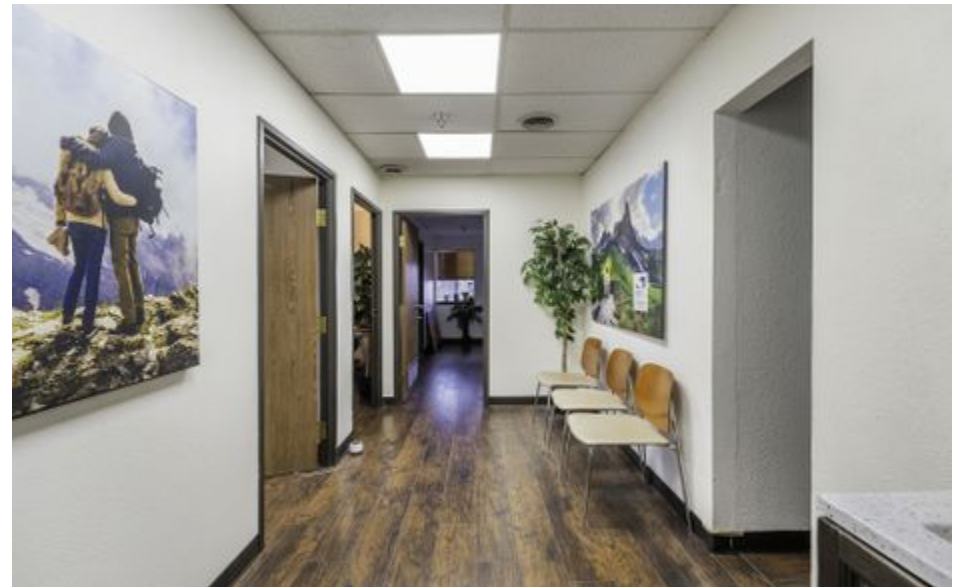
 **KING SOOPERS**

 **7 ELEVEN**

 **DUTCH BROS COFFEE**

 **LOS ARCOS MEXICAN**





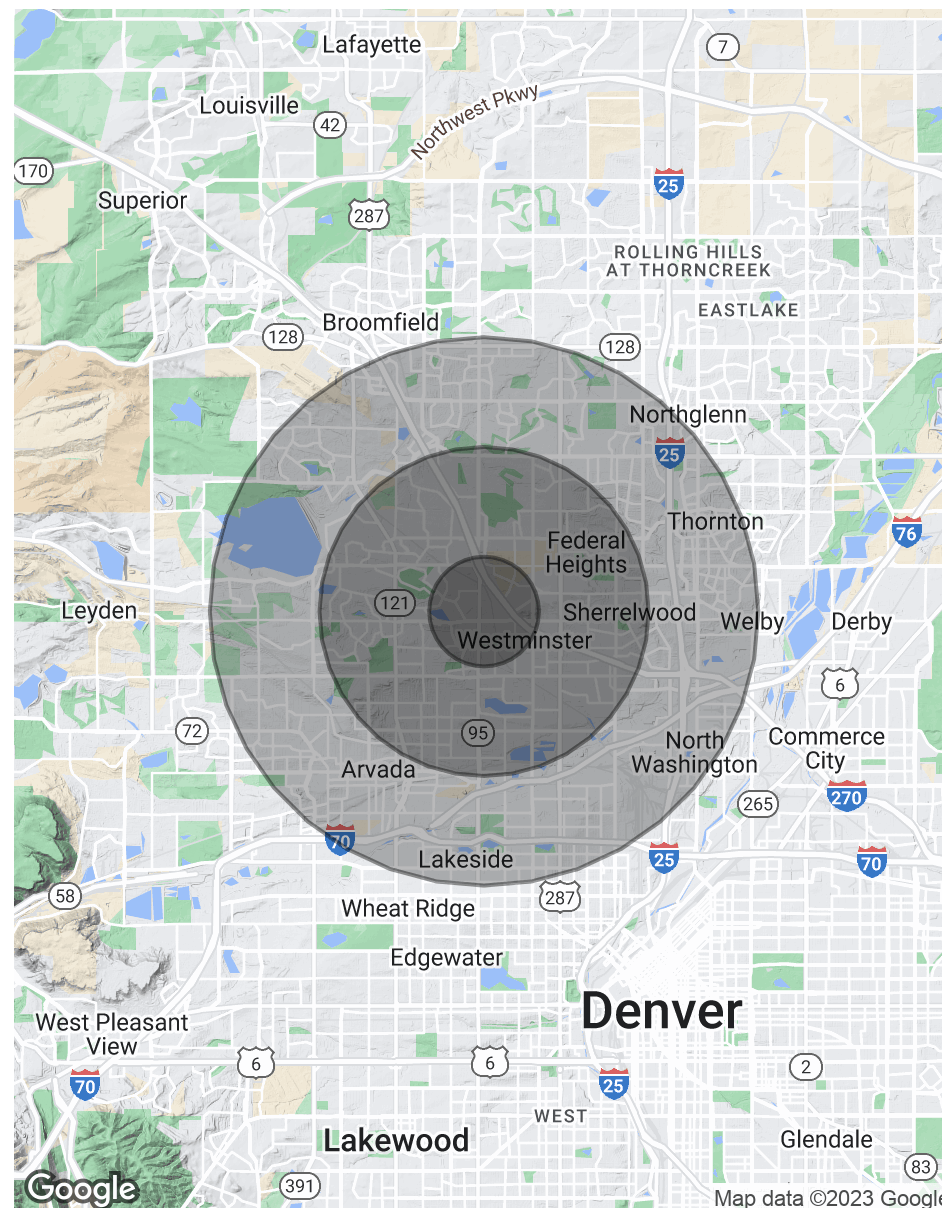
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	19,314	148,555	332,540
Average Age	36.7	36.0	36.6
Average Age (Male)	35.1	35.0	35.7
Average Age (Female)	39.2	37.3	37.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,203	55,064	127,600
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$71,909	\$83,150	\$88,229
Average House Value	\$263,097	\$293,664	\$331,491

* Demographic data derived from 2020 ACS - US Census



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



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