



Development Opportunity

10195 Wadsworth 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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 COMMERCIAL REAL ESTATE ADVISORS

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

5 Mile

10 Mile



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

121

287

120th

287

Simms St

W 100th Ave

Church Ranch Blvd

36

121

287

SUBJECT PROPERTY
 10195
 Wadsworth Blvd
 Broomfield
 CO 80021



Standley Lake