

Sheridan Park Medical Development Site

8845 Yates Street, Westminster CO 80031

1.51 acres



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The opportunity

This property offers a rare infill development opportunity in the heart of Westminster's growing Denver-Boulder corridor. Located at 8845 Yates Street, the site totals approximately 1.51 acres and benefits from exceptional visibility along US-36 and Sheridan Boulevard, with direct proximity to the Sheridan RTD Station and the emerging Downtown Westminster redevelopment area. Positioned within a mature, high-income trade area, the Property is well-suited for a variety of commercial, healthcare, office, or service-oriented uses that can serve the surrounding residential base and commuter population.

The Property is zoned PUD - Sheridan Park, with permitted uses including Professional Offices, Research and Development Labs, Hospitals, and Medical Facilities. As a platted lot within Sheridan Park North Filing 1, the site is annexed into the City of Westminster and served by City water and sewer. Additionally, the Property has an existing ingress/egress easement in-place with the DoubleTree by Hilton Hotel to the south.

Qualified Enterprise Zone Development Site

The property has access to a 3% Investment Tax Credit. This applies to the purchase of new or used business personal property (like manufacturing equipment, computers, and office machinery) placed into service on the property. There are also opportunities for Sales and Use Tax Exemptions, Job Creation, etc. Additionally, the property may be eligible for building permit fee waivers, construction sales tax rebates, or public infrastructure cost-sharing.

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Location overview



SHERIDAN PARK MEDICAL DEVELOPMENT SITE

Address	8845 Yates Street
Parcel Numbers	1 719 19 3 25 005
City/State/Zip	Westminister, CO 80031
County	Adams
Asset Type	Vacant Land
Size	1.51 Acres
Zoning	PUD - Sheridan Park
Uses	Professional Offices; Research and Development Labs; Hospitals; Medical Facilities
Water/Sewer	City of Westminister
Lot Description	Platted lots in Sheridan Park North Filing 1
Annexed	Yes

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Healthcare neighbors



126,000 VPD
Frontage along US-36
"Denver-Boulder Turnpike"



Zoned PUD
Professional Offices;
Research and Development
Labs; Hospitals; Medical
Facilities



Over 120,000 residents in
Westminister



Shovel Ready with Access
Easements and Utilities

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