



**OFFICE BUILDING  
FOR SALE     \$1,200,000**

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**8771 WOLFF CT.  
WESTMINSTER, CO 80031**

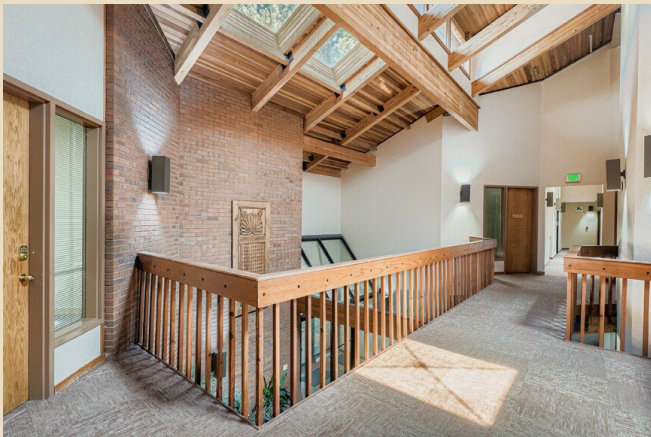


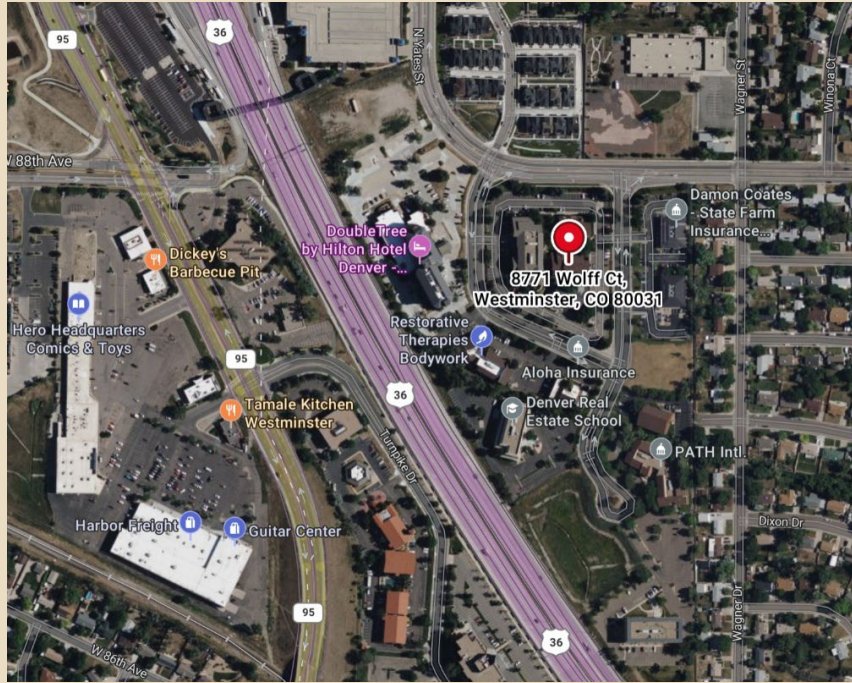
- **2 STORY, 1983, ZONED PUD, TAXES (2025) \$30,764**
- **11,104 SF WITH 13 SUITES RANGING IN SIZE FROM 398-1568 SF**
- **FREE STANDING FRAME/BRICK CLASS B BUILDING WITH 43 PARKING SPACES**
- **EASY ACCESS TO HIGHWAY 36, PUBLIC TRANSPORTATION**



**LOCATED IN A HOMOGENEOUS OFFICE BUILDING COMPLEX AREA WITH PLENTY OF PARKING AND EASY ACCESS TO PUBLIC TRANSPORTATION.**

**OPEN TWO-STORY INTERIOR CORRIDORS, EXPOSED BEAMS, SKYLIGHTS TO LET NATURAL LIGHT IN AND BUILT-IN PLANTERS LEAD TO A NATURE INSPIRED DESIGN CREATING HEALTHY AND HIGHLY FUNCTIONAL WORKSPACES.**





## DEMOGRAPHICS

### Population

	1 mile	3 miles	5 miles
<b>Population</b>	17,027	148,515	330,270
<b>Population Density</b> (people per sq mi)	5,452	5,360	4,410

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B01003

### Income

	1 mile		3 miles		5 miles	
<b>Median Household Income</b> (in 2024 inflation adjusted dollars)	\$87,132		\$86,714		\$93,001	
<b>Average Household Income</b> (in 2024 inflation adjusted dollars)	\$109,068		\$107,248		\$113,417	
<b>Families in Poverty</b>	273	7%	3,328	9%	5,846	7%
<b>Households</b>	6,858		57,570		131,411	
Less than \$25,000	752	11%	6,648	12%	14,099	11%
\$25,000 to \$49,999	904	13%	8,890	15%	18,322	14%
\$50,000 to \$74,999	1,332	19%	9,505	17%	19,943	15%
\$75,000 to \$99,999	909	13%	7,986	14%	18,527	14%
\$100,000 to \$199,999	2,058	30%	17,595	31%	43,186	33%
Over \$200,000	903	13%	6,946	12%	17,334	13%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B19001, B19013, B19025, B17010

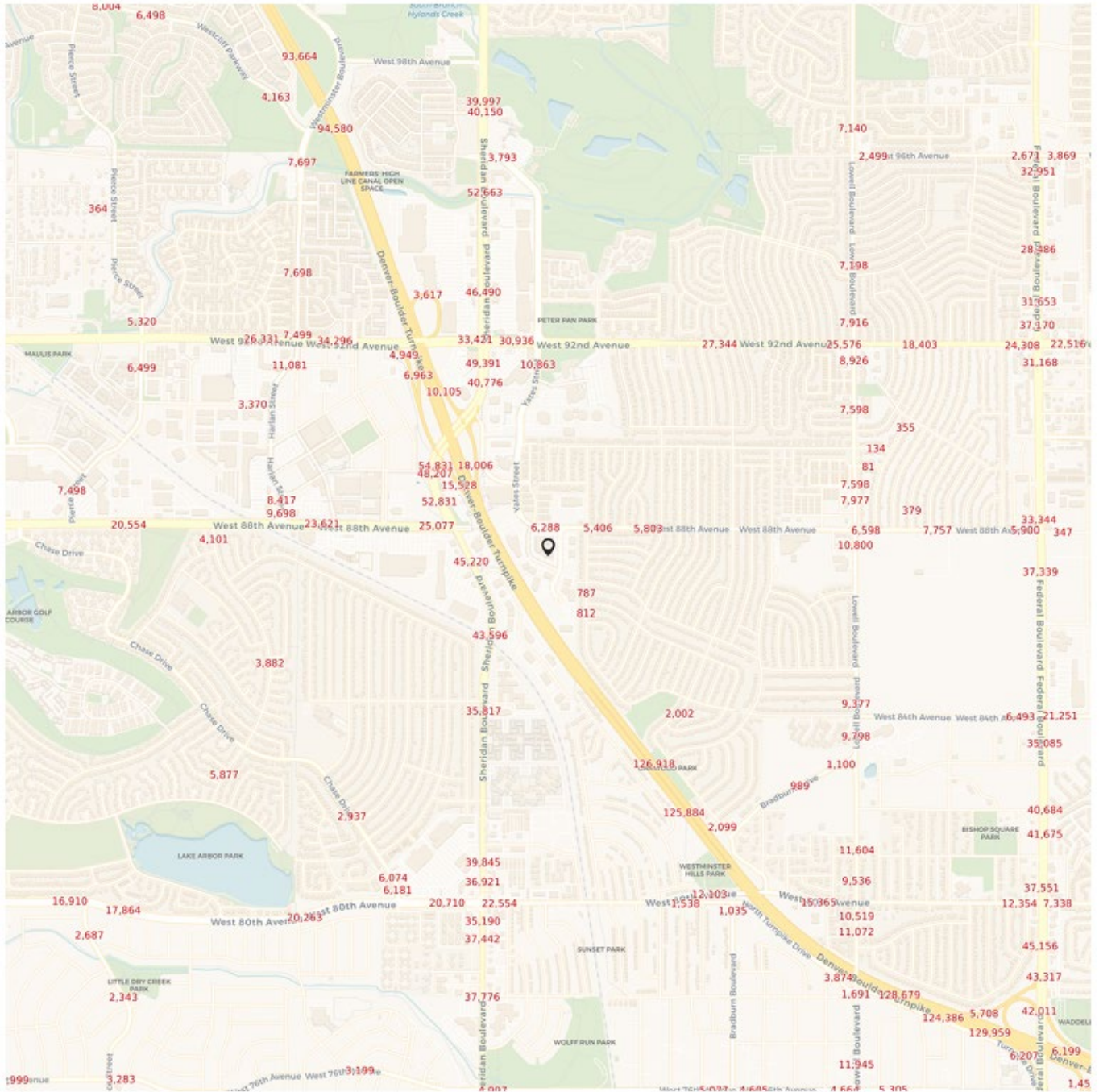
### Age

	1 mile		3 miles		5 miles	
<b>Median Age</b>	36		36		36	
<b>Population</b>	17,027		148,515		330,270	
Ages 9 & under	1,792	11%	17,901	12%	37,432	11%
Ages 10 to 19	1,743	10%	19,191	13%	39,335	12%
Ages 20 to 29	2,580	15%	20,025	13%	47,967	15%
Ages 30 to 39	3,551	21%	26,784	18%	60,908	18%
Ages 40 to 49	2,189	13%	19,870	13%	44,424	13%
Ages 50 to 59	1,777	10%	14,727	10%	34,755	11%
Ages 60 to 69	1,739	10%	15,503	10%	34,525	10%
Ages 70 & over	1,655	10%	14,513	10%	30,925	9%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B01001

# TRAFFIC

2025 24-hour average daily traffic count estimates - both ways



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