

FOR SALE

5,140 SF FLEX WAREHOUSE / TURN-KEY BREWERY

7655 W 108th Ave #600, Westminster, CO 80021



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CONTENTS

4

EXECUTIVE
SUMMARY

11

AREA OVERVIEW

6

PROPERTY
OVERVIEW

14

DEMOGRAPHICS

DISCLAIMER:

The Interested Party acknowledges that any documents or information ("Materials") received from the Property Owner are provided solely for reference and review. The Property Owner makes no representations, expressed or implied, regarding the accuracy or completeness of these Materials. The Interested Party assumes full responsibility for evaluating all provided documents, which may include maps, schematics, and other property-related data. This includes, but is not limited to: (i) the structural integrity, condition, and features of the Property, including roofing, foundation, utilities, and landscaping; (ii) soil composition, geological factors, and groundwater conditions; (iii) the availability and adequacy of utility services; (iv) zoning, land use regulations, and development feasibility; (v) legal restrictions affecting the Property; (vi) adherence to applicable laws, codes, and regulations; (vii) potential environmental hazards on or near the premises; (viii) the quality of workmanship and materials in any existing structures; and (ix) the status of the Property's title. The Property Owner is not responsible for any conclusions drawn by the Interested Party based on these Materials. It is the sole duty of the Interested Party to conduct independent due diligence before finalizing any transaction. All documents are provided without warranty, and the Interested Party waives any claims against the Listing Agent and Property Owner regarding the accuracy or reliability of the information furnished.

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY



Rare opportunity to acquire a fully built-out industrial/flex condo in Westminster, CO. The 5,140 SF property is currently improved as a turn-key craft brewery, complete with brewhouse, taproom, cold storage, and an existing liquor license in-place. The complete brewery asset package is available for purchase for \$175,000, allowing a brewery operator to acquire the real estate and equipment together and be operational from day one.

Alternatively, the flex condo is well suited for a wide range of owner/users. The space features two drive-in doors, prominent building and monument signage, a patio, open office, and warehouse area. The condo can also be divided into two 2,570 SF units, offering flexibility for a user to occupy a portion and lease the balance. The site is ideally situated near Highway 36, the Shops at Walnut Creek, and a dense residential base including nearby retailers such as Target and more. There are approximately 87,331 people within a three mile radius with an average income of \$114,977, all along the U.S. 36 Tech Corridor connecting Denver and Boulder.

HIGHLIGHTS

- Turn-key brewery build-out with brewhouse, taproom, and cold storage
- Complete brewery asset package separately available for \$175,000
- Existing liquor license in-place
- Flex condo with two (2) drive-in doors, building signage, patio and more
- Condo can be divided into two (2) 2,570 SF units
- Located in an established building park
- Excellent building and monument signage



**BUILDING SALE
PRICE**

\$1,300,000

PROPERTY OVERVIEW



OVERVIEW

The property was constructed in 2015 and has operated as a craft brewery since October 2018.

PROPERTY FACTS

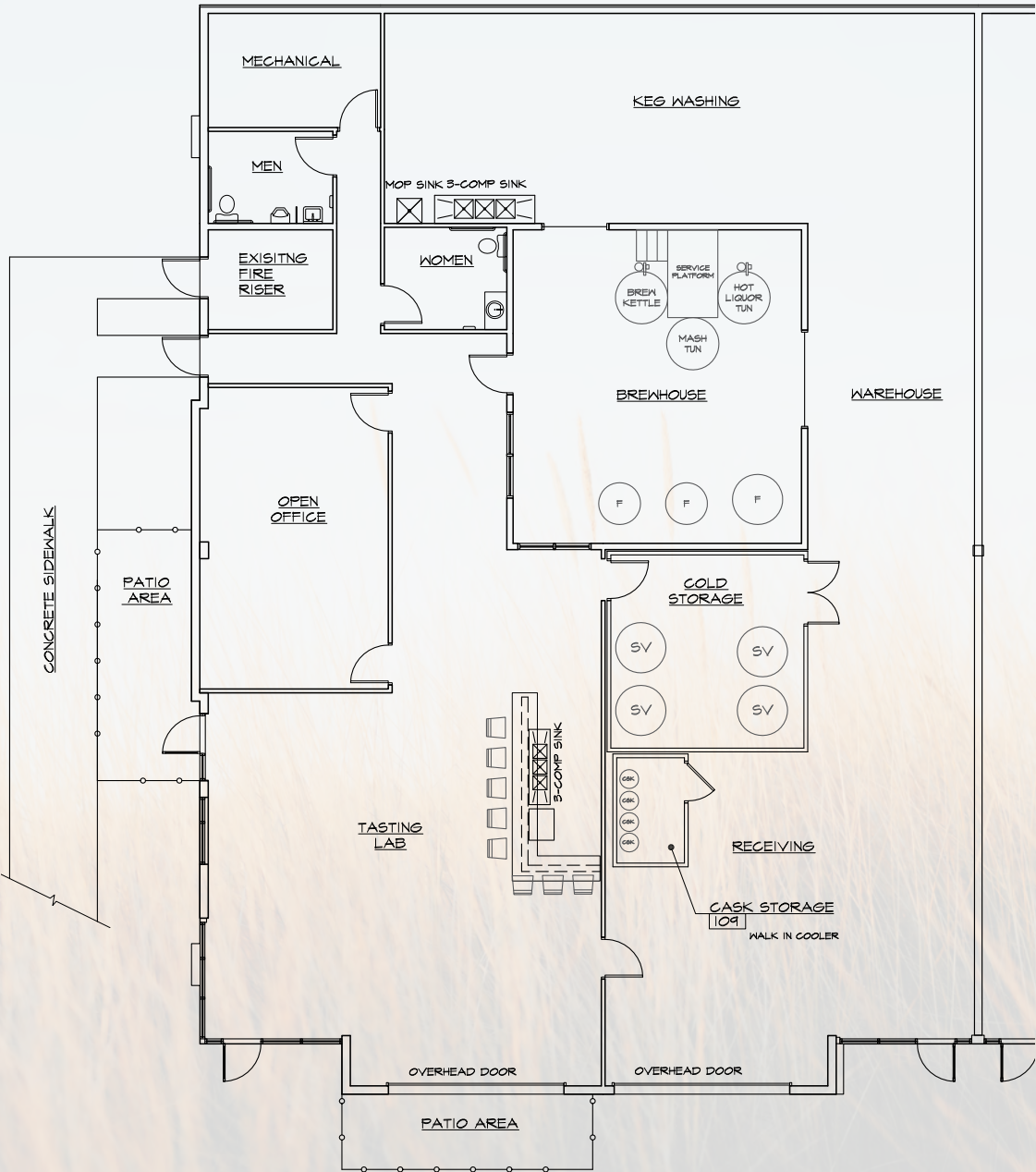
Street Address	7655 W 108th Ave, Unit #600
City	Westminster (Denver MSA)
State	Colorado
ZIP	80021
Total Square Footage	5,140 SF
Building Type	Industrial / Flex
Year Built	2015



PROPERTY PHOTOS



FLOOR PLAN



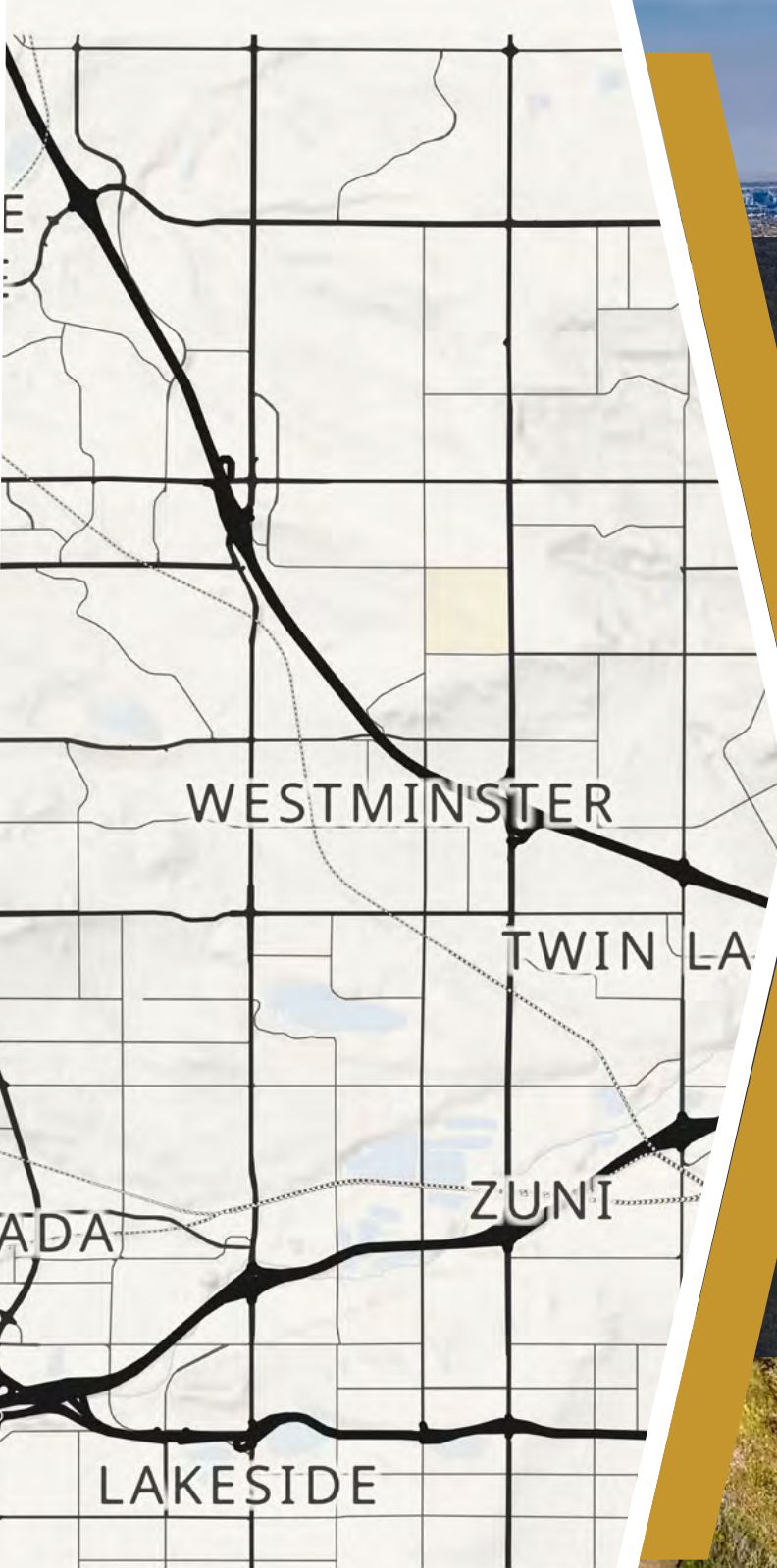
AERIAL



7655 W 108TH AVE #600, WESTMINSTER, CO 80021

A photograph of an industrial facility, likely a brewery or food processing plant, featuring large stainless steel tanks and complex piping systems. The image is split into two halves by a diagonal line. The left half shows a bright, clean area with several large, polished stainless steel tanks and pipes. The right half is a darker, more industrial-looking area with similar equipment, but with a textured, almost crystalline overlay. The text 'AREA OVERVIEW' is written in a bold, yellow, sans-serif font on the right side. A white horizontal line is positioned below the text. In the bottom left corner, there are yellow geometric shapes, including a large triangle and a smaller one.

AREA OVERVIEW



WESTMINSTER OVERVIEW

Ideally positioned between Denver and Boulder, Westminister has prime proximity to the exceptional intellectual capital available in Boulder, as well as the vast millennial workforce in the Denver metro area.

Westminister is in the heart of the U.S. 36 Tech Corridor connecting Denver to Boulder. Companies such as Ball Corporation, Maxar, Zimmer Biomet and Trimble have headquarters located within the city. New development is occurring throughout the city, including the following notable projects:

- Downtown Westminister
- 630 Apartments
- 200k SF of Retail Space & 650,000 SF of Office Space
- The Orchard / North Westminister
- Westminister Station (Mixed-use urban transit oriented development)



AREA RANKINGS

#1

DENVER RANKED BEST CITY FOR YOUNG MOVERS

Denver, SmartAsset, 2021

#1

LABOR SUPPLY

Colorado, Forbes, 2019

#2

FOR RETIREMENT

Colorado, WalletHub, 2021

#2

ECONOMY CLIMATE

Colorado, Forbes, 2019

#2

EDUCATIONAL ATTAINMENT

Colorado, WalletHub, 2021

#6

FASTEST GROWING STATE

Colorado, U.S. Census, 2020

#8

SUSTAINABILITY

Colorado, Best Places, 2021



DEMOGRAPHICS

DEMOGRAPHIC SUMMARY: 3 MILE RADIUS OF PROPERTY

KEY FACTS



87,331
POPULATION



38.6 MEDIAN
AGE



AVG.
HOUSEHOLD
SIZE

\$114,977
Average Household
Income

EDUCATIONAL ATTAINMENT



No High
School
Diploma



16%
High School
Graduate



35%
Some
College



45%
Bachelor's/Grad/
Prof Degree

BUSINESS



4,781
TOTAL BUSINESSES



47,332
TOTAL EMPLOYEES

EMPLOYMENT



INCOME



\$473,087
MEDIAN
HOME VALUE



\$94,832
MEDIAN
HOUSEHOLD
INCOME

Households by Income
Population with >\$50,000 (69%)
Population with >\$100,000 (46%)

Income	Percent
>\$150,000	21%
\$100,000 - \$150,000	23%
\$50,000 - \$100,000	31%
<\$50,000	22%





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