

Asking \$8.50 psf or \$301,670 ★

Large Pad Site for Sale | VALLE VISTA

3003 W 104th Avenue, Westminster, Colorado 80031



6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

720-941-9200 Main | 720-941-9202 Fax

Lev Cohen

720-880-2925 direct | 720-232-4118 cell
lev@weststarcommercial.com

Tim Hakes

720-880-2923 direct | 720-352-9457 cell
tim@weststarcommercial.com

www.weststarcommercial.com

35,491 sf Pad Site Now Available for Sale

Now available for sale, this Pad site is located within the Valle Vista center which is surrounded by dense populations in Westminster, Colorado with heavy daily traffic volumes along West 104th Ave and Federal Blvd. In close proximity to the property are popular grocers, eateries, and retailers such as King Soopers, Safeway, Burger King, Chipotle, and other fast food places as well as a large array of auto dealerships, assorted retail, and financial enterprises. With plenty of onsite parking and good visibility, this property could well be worth your time to give us a call for more information.

AREA OVERVIEW

Average Daily Traffic Counts (2022)

S on Federal Blvd at W 104th Ave	25,027 VPD
N on Federal Blvd at W 104th Ave	29,640 VPD
E on W 104th Ave at Federal Blvd	27,020 VPD
W on W 104th Ave at Federal Blvd	31,373 VPD

Area Demographics	1-Mile	3-Miles	5-Miles
2023 Population	13,934	136,999	363,915
Average HH Income	\$118,296	\$94,667	\$99,457

10/15/2025 Sources: demographics, CoStar Realty Information, Inc | traffic, TrafficMetrix

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms, and information subject to change.

Copyright © 2025 Weststar Commercial. All Rights Reserved

VLPAD - 102125

Large Pad Site for Sale | VALLE VISTA



3003 W 104th Avenue, Westminister, Colorado 80031



weststar

6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

720-941-9200 Main | 720-941-9202 Fax

Lev Cohen

720-880-2925 direct | 720-232-4118 cell
lev@weststarcommercial.com

Tim Hakes

720-880-2923 direct | 720-352-9457 cell
tim@weststarcommercial.com

www.weststarcommercial.com



PROPERTY REVIEW

PAD SITE SIZE: **35,491 SF** ◀

PAD SITE PRICE: **ASKING \$8.50 PSF OR \$301,670** ◀

PAD SITE LOCATION: **LOCATED WITHIN ESTABLISHED CENTER** ◀

Disclaimer: Information contained herein was obtained from sources deemed reliable; however Weststar Commercial makes no guarantees, warranties or representations as to the completeness or accuracy thereof. Price, terms and information are subject to change. Any and all drawings, architectural drafts, illustrations, any colored lines depicting size, dimensions, area, location, photographs, and/or other media of any sort is solely for the purpose of spatial/linear visuals as approximations only as to scope, size, dimensions, locations, but not limited to same.

Please give one of our brokers a call for more detailed information about this opportunity

VLPAD-102125