

MEDICAL/OFFICE SPACE AVAILABLE

10170 CHURCH RANCH WAY, WESTMINSTER, COLORADO 80021

CHURCH RANCH

PROFESSIONAL CENTER



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MEDICAL/OFFICE SPACE AVAILABLE

A Class A office space strategically positioned along the US-36 corridor, providing convenient access to both Denver and Boulder. Featuring high-quality construction and flexible, efficient floor plans, this building is designed to accommodate a variety of tenant sizes and uses. Surrounded by scenic mountain views and a plethora of dining and retail options, Church Ranch Professional Center presents an ideal opportunity for medical and traditional office users seeking an amenity rich area with excellent regional connectivity.



4 Stories



124,533 SF



Able to accommodate medical and traditional office users



PROPERTY HIGHLIGHTS



Prominent Highway 36
Visibility and Access



On-Site Bike
Storage and
Showers



4.89 Parking Ratio
Rare Covered Parking



Immediate
Dry Creek
Trail Access



Views of the
Boulder Flatirons
and Rocky Mountains



Ample Nearby
Restaurants &
Hotels





CONNECTING YOU TO THE BEST OF DENVER

Church Ranch Professional Center offers unparalleled location midway between Denver & Boulder. This ideal location provides tenants seamless access to extensive executive and employee housing, as well as a highly educated workforce in both cities.

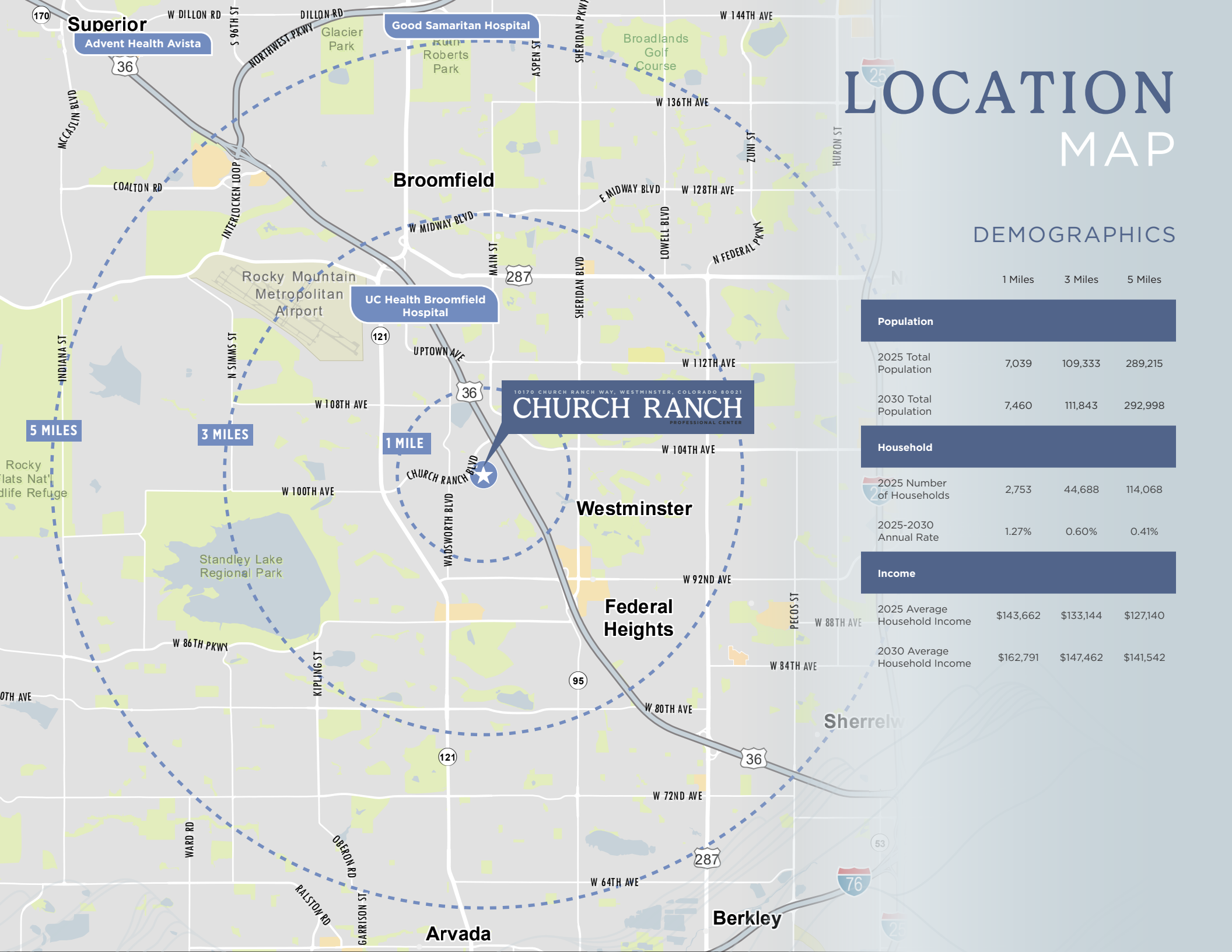
8TH in Labor
Force Growth
(US Census Bureau)

68% Bachelor's Degree
or Higher
(US Census Bureau)

2.8 MILLION
Population and Growing
(US Census Bureau)



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LOCATION MAP

DEMOGRAPHICS

1 Miles 3 Miles 5 Miles

Population

2025 Total Population	7,039	109,333	289,215
2030 Total Population	7,460	111,843	292,998

Household

2025 Number of Households	2,753	44,688	114,068
2025-2030 Annual Rate	1.27%	0.60%	0.41%

Income

2025 Average Household Income	\$143,662	\$133,144	\$127,140
2030 Average Household Income	\$162,791	\$147,462	\$141,542

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5 MILES

3 MILES

1 MILE

Good Samaritan Hospital

UC Health Broomfield Hospital

Advent Health Avista

Broomfield

Westminister

Federal Heights

Arvada

Berkley

Rocky Mountain Metropolitan Airport

Standley Lake Regional Park

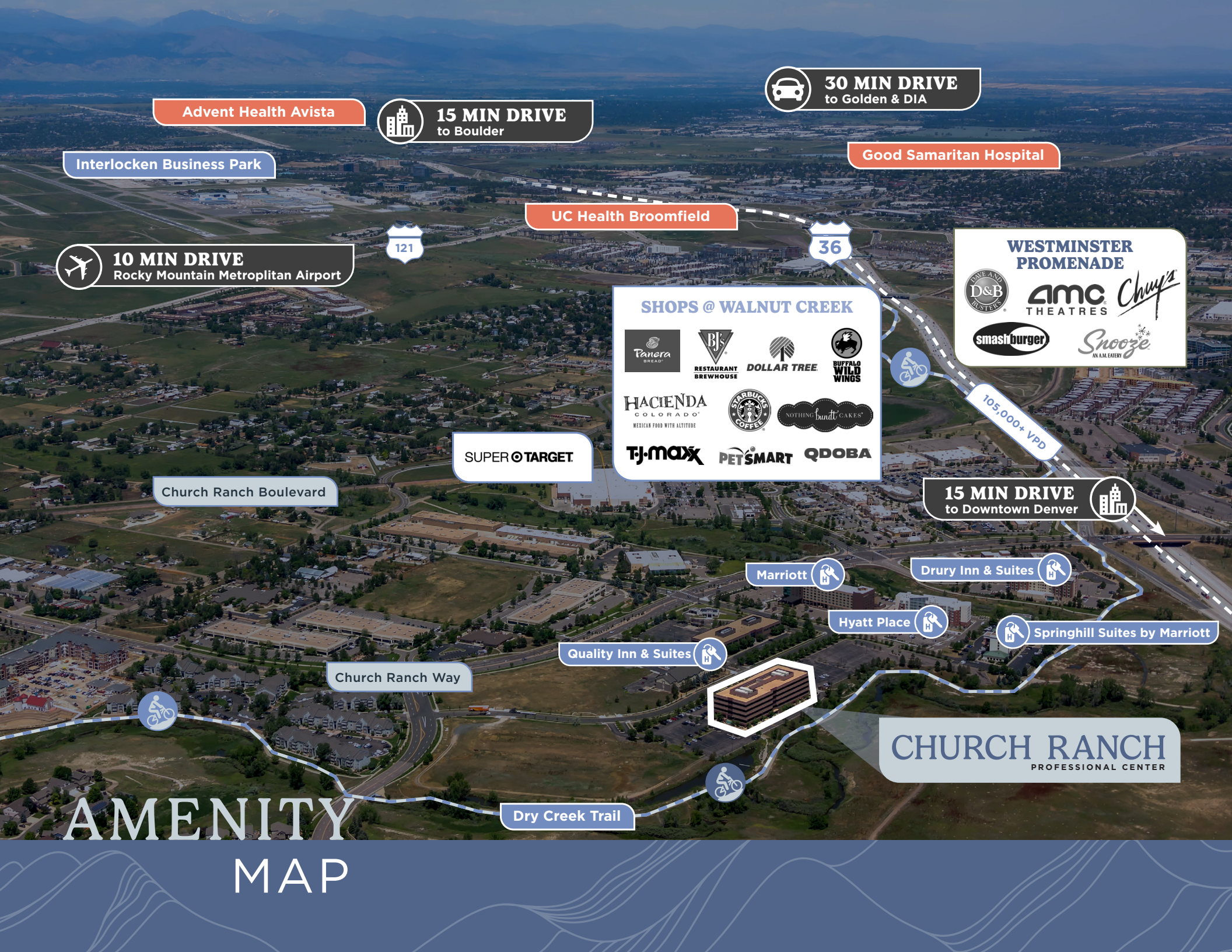
Broadlands Golf Course

Glacier Park

Roberts Park

Rocky Flats Natl Wildlife Refuge

Sherrelw



Advent Health Avista

 **15 MIN DRIVE**
to Boulder

 **30 MIN DRIVE**
to Golden & DIA

Interlocken Business Park

Good Samaritan Hospital

UC Health Broomfield

 **10 MIN DRIVE**
Rocky Mountain Metropolitan Airport

 121

 36

WESTMINSTER PROMENADE

SHOPS @ WALNUT CREEK

SUPER TARGET



105,000+ VPD

Church Ranch Boulevard

15 MIN DRIVE
to Downtown Denver 

Marriott 

Drury Inn & Suites 

Hyatt Place 

Springhill Suites by Marriott 

Church Ranch Way

Quality Inn & Suites 



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Dry Creek Trail

AMENITY MAP

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