

# THE ORCHARD

NWC I-25 & 144th Avenue, Westminster, CO



THE ORCHARD  
TOWN CENTER

## PROPERTY OVERVIEW

- 1.2 million SF of retail, restaurant and entertainment at major intersection with 6.5 million visitors per year
- 1,000 multi-family units on site
- 120 room Aloft Hotel
- **Key Tenants:** Macy's, J.C. Penney, Super Target, AMC Theaters, Nordstrom Rack, Lifetime Fitness, lululemon, Sephora, Ent Credit Union Northern HQ & Branch, Elevated Q, Law's Chophouse, Windfall Brewery Co., Volcano Ramen, Old Navy, Ross, Marshalls, Lazy Dog, Victoria's Secret, Mt. Fuji Hibachi, Chico's, Happy Sumo, 3 Margaritas, HuHot, Marco's Pizza, Rally House, Bath & Body Works and more
- **Coming Soon:** J Crew, Postino, PF Changs, Zagg & Cozy Coffee
- Directly to the south of the property is St. Anthony North Hospital that has over 350,000 SF; directly to the east of the property is the 2.4 million SF Amazon fulfillment center; to the north a Top Golf location





AVAILABLE FOR LEASE

# THE ORCHARD

NWC I-25 & 144th Avenue, Westminster, CO



THE ORCHARD  
TOWN CENTER

## FAST FACTS

### 6.5 million

The Orchard has 6.5 million annual visitors, over 250% more than The Denver Premium Outlets

### 100

The Orchard hosts 100 signature events each year

### 200,000

Events drive more than 200,000 attendees to the Shopping Center

### #1 Center

Top ranked Center in the State of CO, #1 in the North Metro Market



## OWNED BY








TRIGATE CAPITAL®



Vestar



## DEMOGRAPHICS

	Population 	Avg. HH Income 	Daytime Pop. 	Businesses 	Traffic 
<b>1 mile</b>	4,692	\$157,270	4,191	309	I-25 at 144th: 125,186 VPD
<b>5 mile</b>	188,505	\$126,067	85,762	4,613	144th west of I-25: 18,000+ VPD
<b>10 mile</b>	612,859	\$100,666	341,191	19,301	



# THE ORCHARD

NWC I-25 & 144th Avenue, Westminster, CO



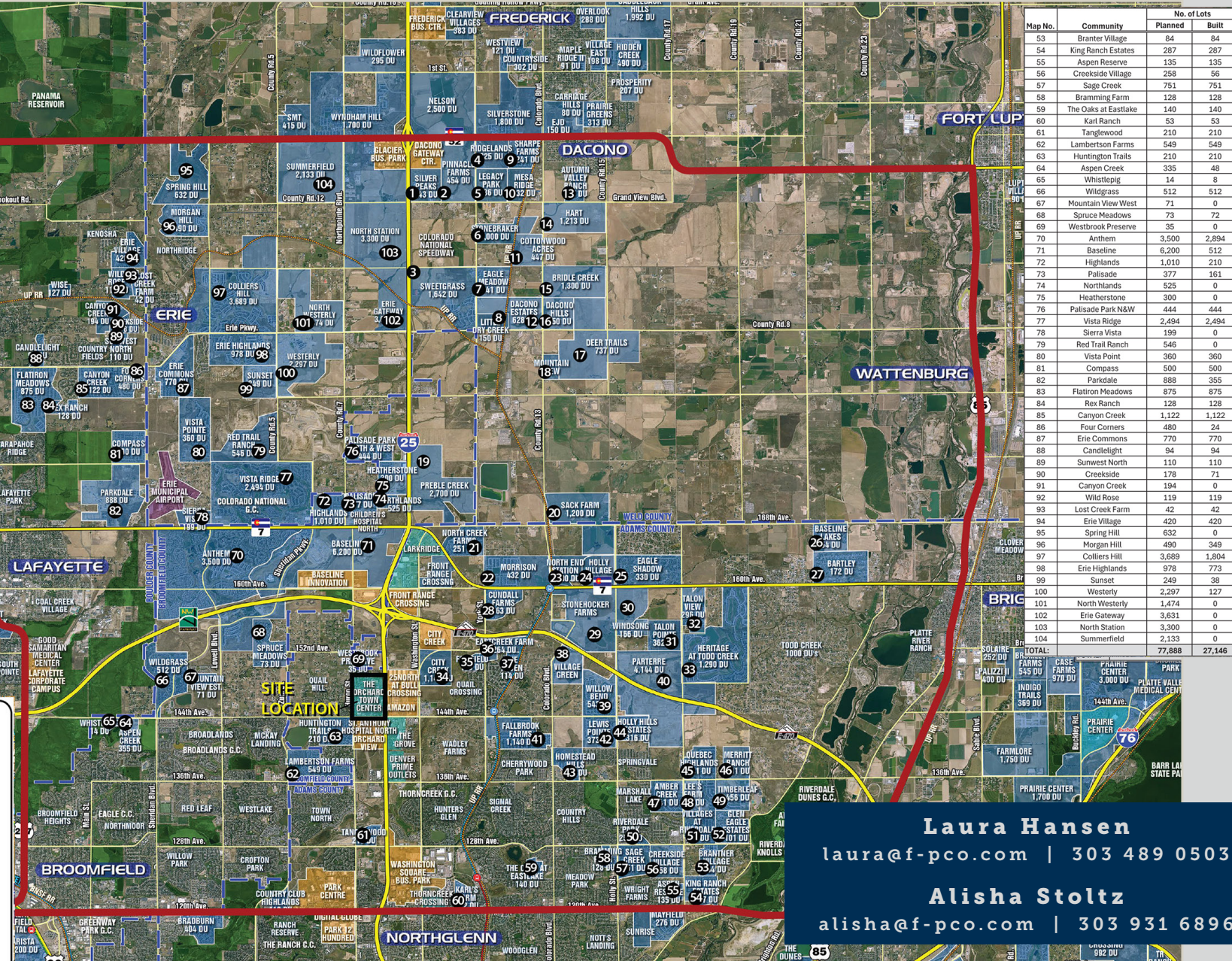
THE ORCHARD  
TOWN CENTER

The Orchards Town Center Residential Potentials			
Map No.	Community	No. of Lots	
		Planned	Built
1	Silver Peaks	243	0
2	Pinnacle Farms	454	0
3	Sweet Grass	1,642	465
4	Ridgeland	225	0
5	Legacy Park	636	62
6	Stonebreaker	1,000	0
7	Eagle Meadow	141	64
8	Little Dry Creek	150	0
9	Sharpe Farms	241	130
10	Mesa Ridge	332	0
11	Cottonwood Acres	447	0
12	Dacono Estates	628	0
13	Autumn Valley Ranch	197	197
14	Hart	1,213	0
15	Bridle Creek	1,300	0
16	Dacono Hills	450	0
17	Deer Trails	737	0
18	Mountain View	7	7
19	Preble Creek	2,700	0
20	Sack Farm	1,200	0
21	North Creek Farms	251	251
22	Morrison	432	432
23	North End Station	3,500	0
24	Holly Village	0	0
25	Eagle Shadow	330	330
26	Baseline Lakes	54	32
27	Bartley	172	172
28	Cundall Farms	363	363
28	Village Green	0	0
29	Stonehocker Farms	0	0
30	Windsong	166	102
31	Talon Pointe	362	0
32	Talon View	396	396
33	Heritage at Todd Creek	1,290	1,102
34	City Creek	1,140	0
35	Fairfield	110	110
36	East Creek Farms	364	0
37	The Haven	114	114
39	Willow Bend	543	492
40	Partrre	4,144	0
41	Fallbrook Farms	1,140	1,140
42	Lewis Pointe	373	373
43	Homestead Hills	977	977
44	Holly Hills Estates	316	0
45	Quebec Highlands	341	292
46	Merritt Ranch	291	0
47	Amber Creek	341	341
48	Lee's Farm	408	0
49	Timberleaf	456	185
50	Riverdale Park	258	258
51	Villages at Riverdale	619	619
52	Glen Eagle Estates	101	101

Map No.	Community	No. of Lots	
		Planned	Built
53	Branter Village	84	84
54	King Ranch Estates	287	287
55	Aspen Reserve	135	135
56	Creekside Village	258	56
57	Sage Creek	751	751
58	Bramming Farm	128	128
59	The Oaks at Eastlake	140	140
60	Karl Ranch	53	53
61	Tanglewood	210	210
62	Lambertson Farms	549	549
63	Huntington Trails	210	210
64	Aspen Creek	335	48
65	Whistepig	14	8
66	Wildgrass	512	512
67	Mountain View West	71	0
68	Spruce Meadows	73	72
69	Westbrook Preserve	35	0
70	Anthem	3,500	2,894
71	Baseline	6,200	512
72	Highlands	1,010	210
73	Palisade	377	161
74	Northlands	525	0
75	Heatherstone	300	0
76	Palisade Park N&W	444	444
77	Vista Ridge	2,494	2,494
78	Sierra Vista	199	0
79	Red Trail Ranch	546	0
80	Vista Point	360	360
81	Compass	500	500
82	Parkdale	888	355
83	Flatiron Meadows	875	875
84	Roi Ranch	128	128
85	Canyon Creek	1,122	1,122
86	Four Corners	480	24
87	Erie Commons	770	770
88	Candlelight	94	94
89	Sunwest North	110	110
90	Creekside	178	71
91	Canyon Creek	194	0
92	Wild Rose	119	119
93	Lost Creek Farm	42	42
94	Erie Village	420	420
95	Spring Hill	632	0
96	Morgan Hill	490	349
97	Colliers Hill	3,689	1,804
98	Erie Highlands	978	773
99	Sunset	249	38
100	Westerly	2,297	127
101	North Westerly	1,474	0
102	Erie Gateway	3,631	0
103	North Station	3,300	0
104	Summerfield	2,133	0
<b>TOTAL:</b>		<b>77,888</b>	<b>27,146</b>

**GRAPHICS LEGEND**

- MASTERPLAN DEVELOPMENT
- BUSINESS/INDUSTRIAL PARK
- PARK/OPEN SPACE/STATE & FEDERAL LAND
- AIRPORT & MILITARY
- MALL/MAJOR SHOPPING CENTER
- COUNTY BOUNDARY
- INTERSTATE & HIGHWAY
- MAJOR MILE ROAD
- RAILROAD
- RTD COMMUTER RAIL
- FUTURE RTD COMMUTER RAIL
- RTD BUS RAPID TRANSIT
- EXISTING RTD STATION
- FUTURE RTD STATION



**Laura Hansen**  
laura@f-pco.com | 303 489 0503

**Alisha Stoltz**  
alisha@f-pco.com | 303 931 6896

