

# Orchard Park Place

SEC 144th Ave & Huron St | Westminster, CO 80023



TENANTS OPERATING, DO NOT DISTURB



## AVAILABLE

- 1,850 SF - 2nd Gen Restaurant  
*Available 4/1/2026*
- 3,054 SF - 2nd Gen Restaurant  
*Available 6/1/2026*

## RATE

\$42.00/SF

## NNN

\$16.40/SF

## CONTACT

Tami Lord | 303.390.5244  
tami.lord@srsre.com

Tony Pierangeli | 303.390.5257  
tony.pierangeli@srsre.com

## ABOUT THE PROPERTY

- Adjacent to Orchard Town Center, 1.1 million SF regional lifestyle center
- Adjacent to new 410,000 SF Centura Health hospital campus, with 1,355 employees
- Marriott Courtyard with 4 stories and 100 rooms
- Close to Amazon Campus with 1,700 full-time employees
- Simon outlet mall now open, 60 stores, 330,000 SF

## TRAFFIC COUNTS

144th Ave 22,788 VPD

Huron St 14,000 VPD

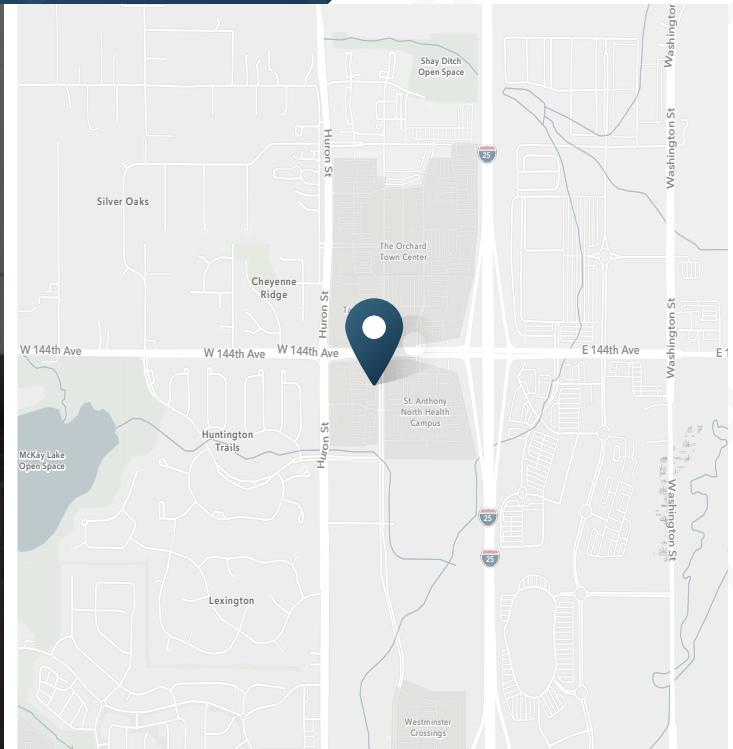
Year: 2025 | Source: Esri

## DRIVE TIMES

I-70 9.5 Minutes

Downtown Denver 14 Minutes

Denver Airport (DIA) 16 Minutes



## JOIN THESE RETAILERS



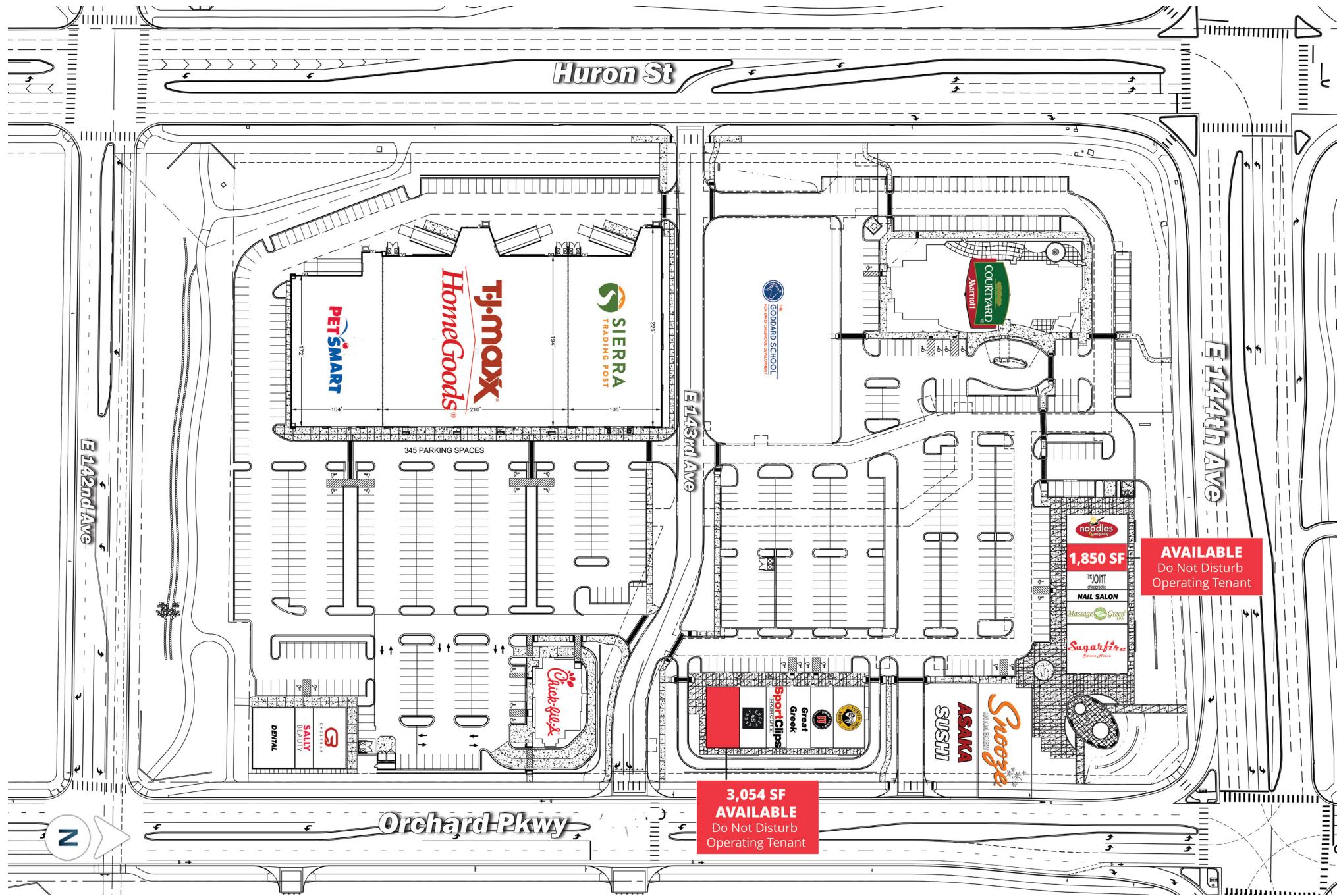
## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,783	69,610	210,265
Daytime Population	8,009	60,900	172,081
Avg. Household Income	\$160,588	\$165,544	\$150,826
Estimated Households	1,625	25,485	77,841

Year: 2025 | Source: Esri

# Orchard Park Place

SEC 144th Ave & Huron St | Westminster, CO 80023



# Orchard Park Place

SEC 144th Ave & Huron St | Westminster, CO 80023



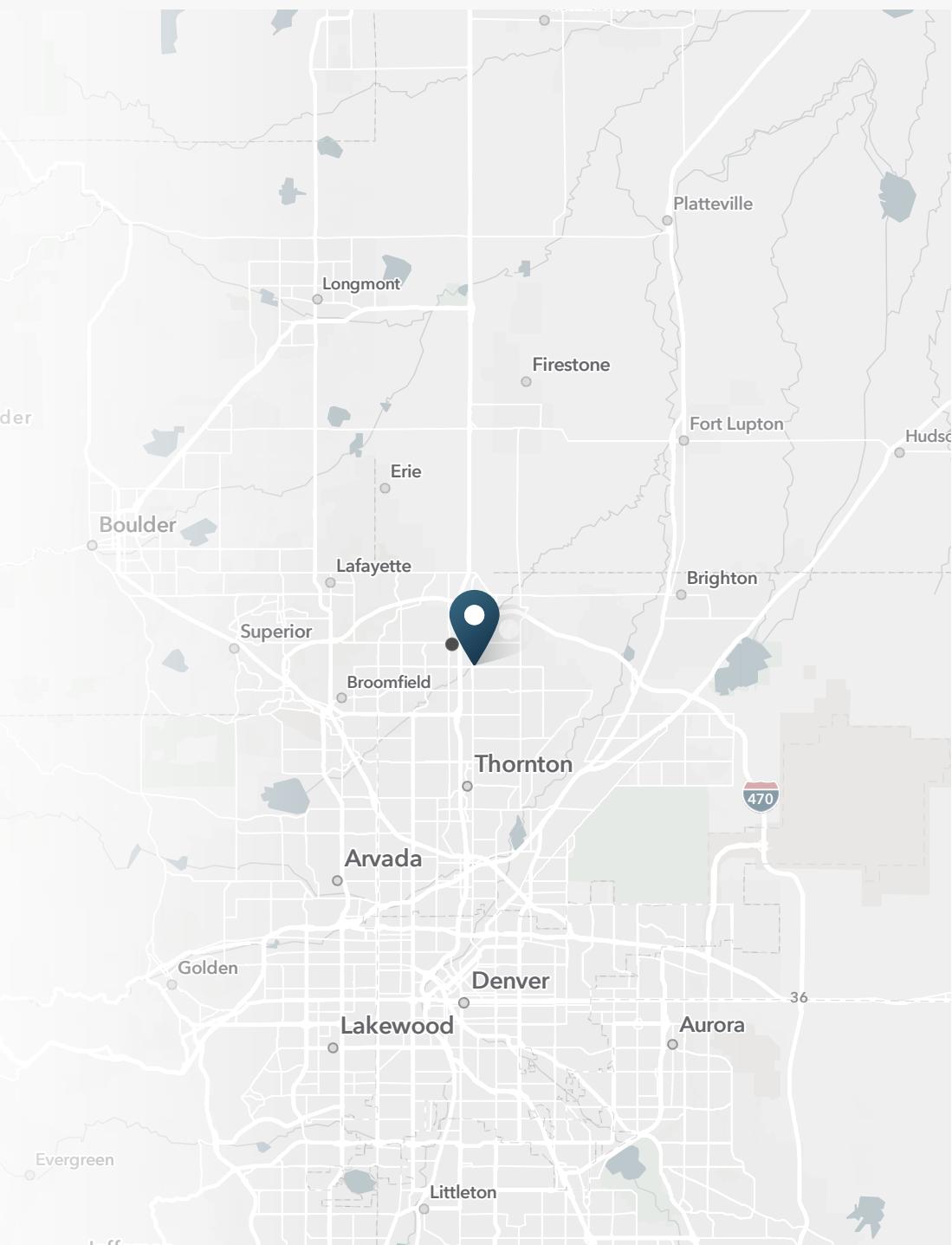
# Orchard Park Place

SEC 144th Ave & Huron St | Westminster, CO 80023



## DEMOGRAPHIC HIGHLIGHTS

	1 Mile	3 Miles	5 Miles
2025 Estimated Population	3,783	69,610	210,265
2030 Projected Population	4,031	71,170	217,439
Projected Annual Growth 2025 to 2030	1.28%	0.44%	0.67%
<b>Daytime Population</b>			
2025 Daytime Population	8,009	60,900	172,081
Workers	6,532	30,226	76,866
Residents	1,477	30,674	95,215
<b>Income</b>			
2025 Est. Average Household Income	\$160,588	\$165,544	\$150,826
2025 Est. Median Household Income	\$122,502	\$136,468	\$123,438
<b>Households &amp; Growth</b>			
2025 Estimated Households	1,625	25,485	77,841
2030 Projected Households	1,795	26,397	81,281
Projected Annual Growth 2025 to 2030	2.01%	0.71%	0.87%
<b>Race &amp; Ethnicity</b>			
2025 Est. White	72%	69%	68%
2025 Est. Black or African American	1%	1%	2%
2025 Est. Asian or Pacific Islander	8%	8%	7%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	17%	20%	22%
2025 Est. Hispanic	17%	20%	23%



➤ **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





**SRS**

**SRS Real Estate Partners**

1875 Lawrence Street, Suite 850  
Denver, CO 80202  
303.572.1800

**Tami Lord**

303.390.5244  
tami.lord@srsre.com

**Tony Pierangeli**

303.390.5257  
tony.pierangeli@srsre.com

**SRSRE.COM**

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.