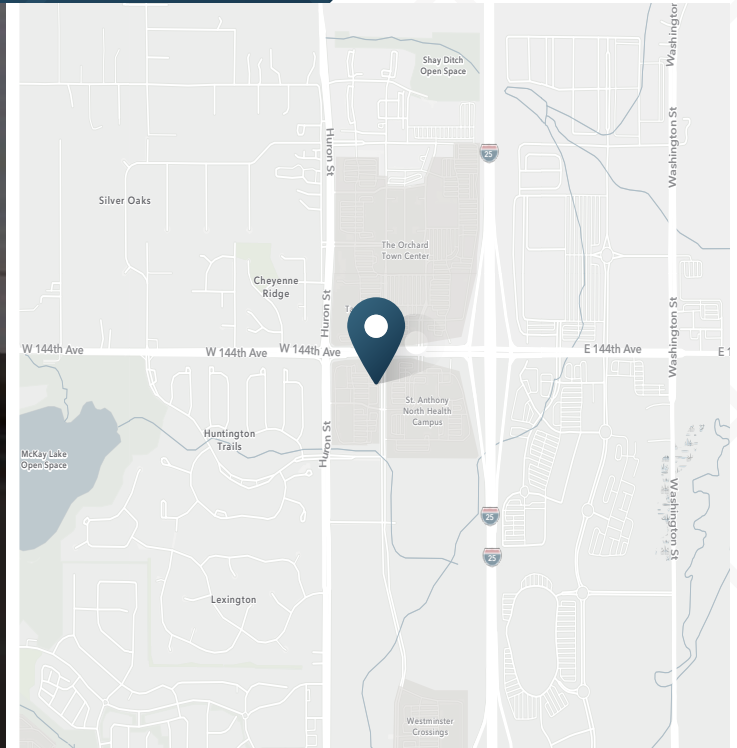


Orchard Park Place

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



TENANT OPERATING, DO NOT DISTURB



AVAILABLE

1,850 SF - 2nd Gen Restaurant

Available 4/1/2026

RATE

\$40.00/SF

NNN

\$16.40/SF

CONTACT

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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



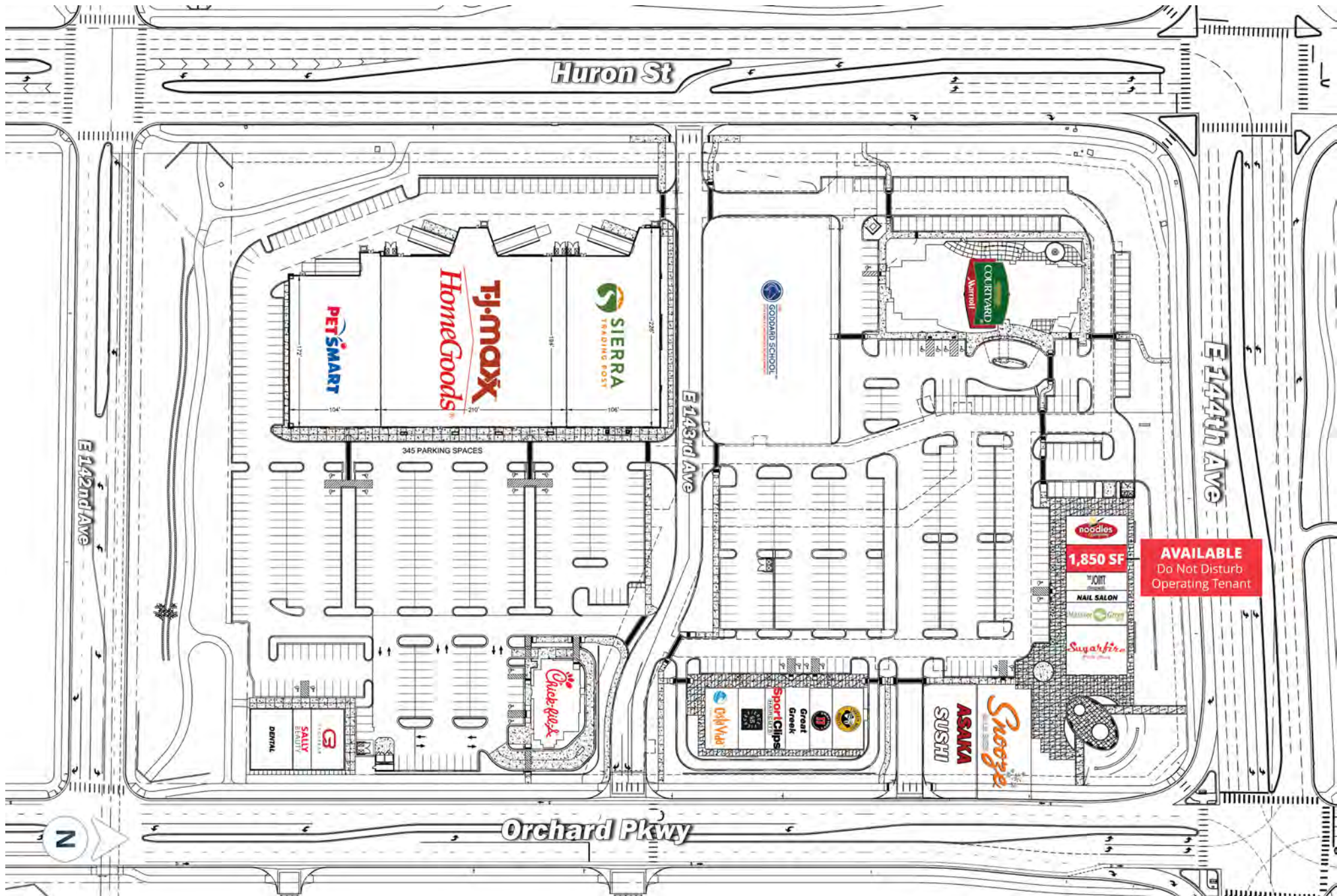
DEMOGRAPHICS

	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

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DEMOGRAPHIC HIGHLIGHTS

Population

	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%

Daytime Population

2025 Daytime Population	8,009	60,900	172,081
Workers	6,532	30,226	76,866
Residents	1,477	30,674	95,215

Income

2025 Est. Average Household Income	\$160,588	\$165,544	\$150,826
2025 Est. Median Household Income	\$122,502	\$136,468	\$123,438

Households & Growth

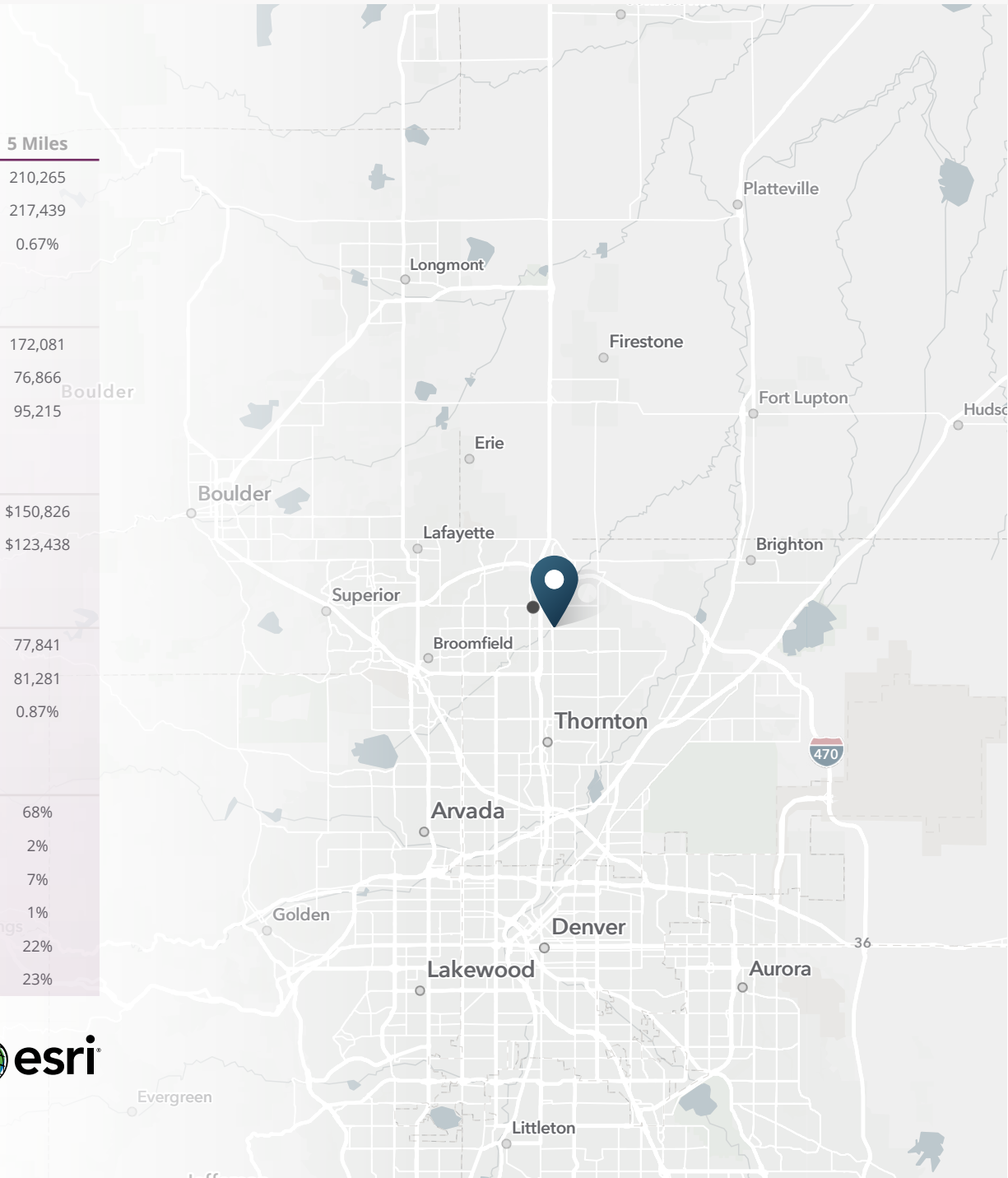
2025 Estimated Households	1,625	25,485	77,841
2030 Projected Households	1,795	26,397	81,281
Projected Annual Growth 2025 to 2030	2.01%	0.71%	0.87%

Race & Ethnicity

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





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