

Westlake Center



HK Real Estate

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Property overview

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The Westlake Center is a retail property located in Broomfield, Colorado, an affluent northwest suburb of Denver that is projected to continue its rapid growth. The property was constructed in 1984 and extensively renovated in 2018. The property is 100% occupied by tenants on triple net leases and sits at a signalized intersection with outstanding access and visibility. Tenants at the property benefit from the traffic along Lowell Boulevard, a major north/south corridor, as well as the fact that there are high barriers to entry in the market due to the open space on the west side of Lowell Boulevard.



Investment Highlights

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Property Address: 12920 Lowell Blvd
Broomfield, CO 80020

Price: \$4,500,000

Price per SF: \$398.65

Cap Rate (June 2025): 6.06%

Tenants: 6

Lease type: Triple Net

Building Type: Retail

Gross Leasable Area (GLA): 11,288 SF

Year Built/Renovated: 1987/2018

Lot Size: 1.57

100% occupied, No vacancy for the last 6 years

Located at the Signalized Intersection of Lowell Boulevard & Westlake Drive with Outstanding Visibility and Full Turn Access

Lowell Boulevard recently underwent a \$7.66M Expansion and Beautification

High Barrier to Entry Submarket: Across from Open Space and Surrounded by Dense Housing with Limited Retail Competition

Affluent Demographics: \$121K+ Average Household Income



Tenant Summary

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Suite	Tenant	Number of Years in Business(Approximate)	GLA	% of GLA	Lease Commence	Lease Expire	Tenant's Option to extend	Lease Type
A	Code Ninja	7 years	2,672	23.8%	04/01/18	08/31/29	One 5 Year Option	NNN
B	Chico's Mexican Restaurant	35 years	1,000	8.8%	06/01/13	09/30/28	One 5 Year Option	NNN
C	CoCo Nail	6 years	993	8.8%	07/01/19	06/30/27	One 5 Year Option	NNN
D, E, & F	Westlake Liquors	29 years	3,023	26.7%	06/01/13	05/31/30	Two 5 Year Option	NNN
G	IPA BAR	10 years	1,200	10.6%	12/01/16	11/30/26	One 5 Year Option	NNN
H,I	Outlaw wings	7 years	2,400	22.2%	02/01/18	05/31/30	One 5 year Option	NNN



Location overview

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12920 LOWELL BLVD, BROOMFIELD, CO 80020

This location offers an exceptional location in Broomfield, Colorado – a thriving, high-income suburb within the Denver Metropolitan Area. This property benefits from unparalleled accessibility and proximity to key economic engines and community amenities.

Key Locational Advantages:

Premier Access: Directly accessible from major thoroughfares, providing rapid connectivity to:

- * **U.S. Highway 36 (Denver-Boulder Turnpike):** Gateway to both Downtown Denver (~20-25 mins) and Boulder (~15-20 mins).
- * **Interstate 25 & Denver International Airport (DIA):** Quick access for regional and national travel.

Economic Powerhouse: Nestled near major corporate campuses including **Interlocken Technology Park**, home to Oracle, Lumen Technologies, Ball Corporation, and more – ensuring a robust employment base and high consumer spending.

Vibrant Community: Surrounded by ample retail, diverse dining options, extensive parks, and top-tier community facilities, enhancing residential appeal and quality of life.

This strategic location underpins the significant investment potential of 12920 Lowell Blvd, providing direct access to a desirable, affluent, and growing market.