

9051 HARLAN ST #10, WESTMINSTER, CO 80031

9051 Harlan St #10 | Westminster, CO

FOR SUBLEASE



# THE SPACE

Location **9051 Harlan St #10  
Westminster, CO 80031**

County **Jefferson**

Cross Street **Harlan & W. 90th Ave.**

## HIGHLIGHTS

- **SUBLEASE OPPORTUNITY: All or a Portion of a flexible 8,000 Sq Ft Facility in Westminster. (RATE NEGOTIABLE).**
- Located at 9051 Harlan St #10, Westminster, CO 80031, this well-equipped and versatile facility offers an excellent opportunity for a church, nonprofit, or business seeking a spacious and functional location. Novation Church is looking to build a relationship with an organization interested in subleasing the space, with flexible and negotiable lease terms.
- Sanctuary: Seats up to 300 people, Full audio/visual system, Stage platform, Two projection screens.
- Café Area: Refrigerator, Microwave, Dishwasher, Food Warmer, Sink, Serving Bar, Multiple tables and seating areas.
- Additional Space: Five classrooms suitable for: Children's ministry, Meetings, Offices, Training or educational use.
- Ideal For: Church, Growing congregations, Nonprofit organizations, Counseling or coaching services, Educational programs, Community groups, Training and meeting events.
- Why This Opportunity Stands Out: Fully furnished and operational facility, Large worship and event space already equipped with A/V technology, Flexible lease structure, Shared-use arrangement that reduces occupancy costs, Multiple classrooms and meeting spaces, Available for use most of the week.
- If your organization is looking for a flexible, move-in-ready facility in a central Westminster location, we'd love to discuss how this space could meet your needs..



### POPULATION

|  | 1.00 MILE | 3.00 MILE | 5.00 MILE |
|--|-----------|-----------|-----------|
|  | 15,945    | 131,058   | 320,630   |

### AVERAGE HOUSEHOLD INCOME

|  | 1.00 MILE | 3.00 MILE | 5.00 MILE |
|--|-----------|-----------|-----------|
|  | \$111,914 | \$121,567 | \$121,512 |

### NUMBER OF HOUSEHOLDS

|  | 1.00 MILE | 3.00 MILE | 5.00 MILE |
|--|-----------|-----------|-----------|
|  | 6,956     | 51,469    | 126,019   |

---

## PROPERTY FEATURES

---

|                        |                          |
|------------------------|--------------------------|
| TOTAL SF               | 27,861                   |
| AVAILABLE SF           | 8,000                    |
| LAND ACRES             | 5.26                     |
| YEAR BUILT             | 1977                     |
| ZONING TYPE            | PUD (Westminster)        |
| PARKING RATIO          | First come, first served |
| SUBLELEASE OPPORTUNITY | YES                      |
| LEASE/SUBLELEASE RATE  | NEGOTIABLE               |

---

## NEIGHBORING PROPERTIES

---

|       |                          |
|-------|--------------------------|
| NORTH | Commercial/Retail        |
| SOUTH | Retail                   |
| EAST  | High Density Residential |
| WEST  | Commercial/Retail        |

---

## MECHANICAL

---

|                 |                      |
|-----------------|----------------------|
| FIRE SPRINKLERS | Wet Sprinkler System |
|-----------------|----------------------|

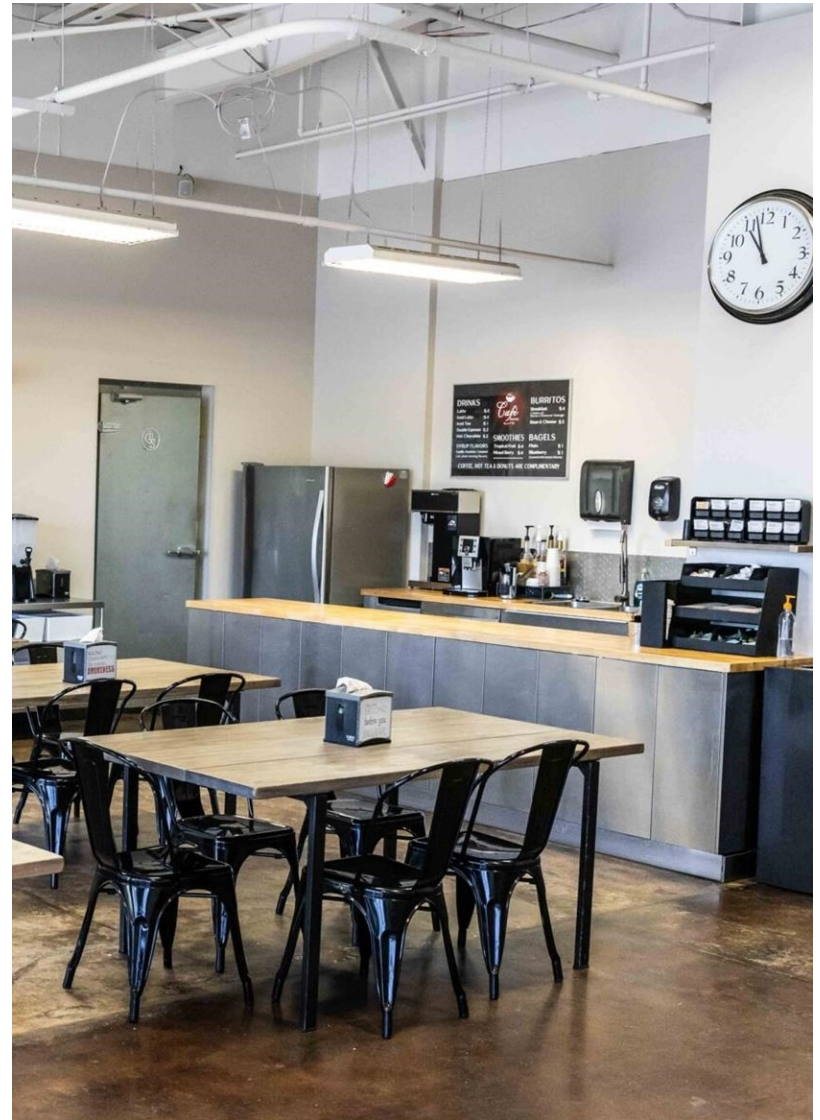
---

## CONSTRUCTION

---

|                 |         |
|-----------------|---------|
| EXTERIOR        | Stucco  |
| PARKING SURFACE | Asphalt |

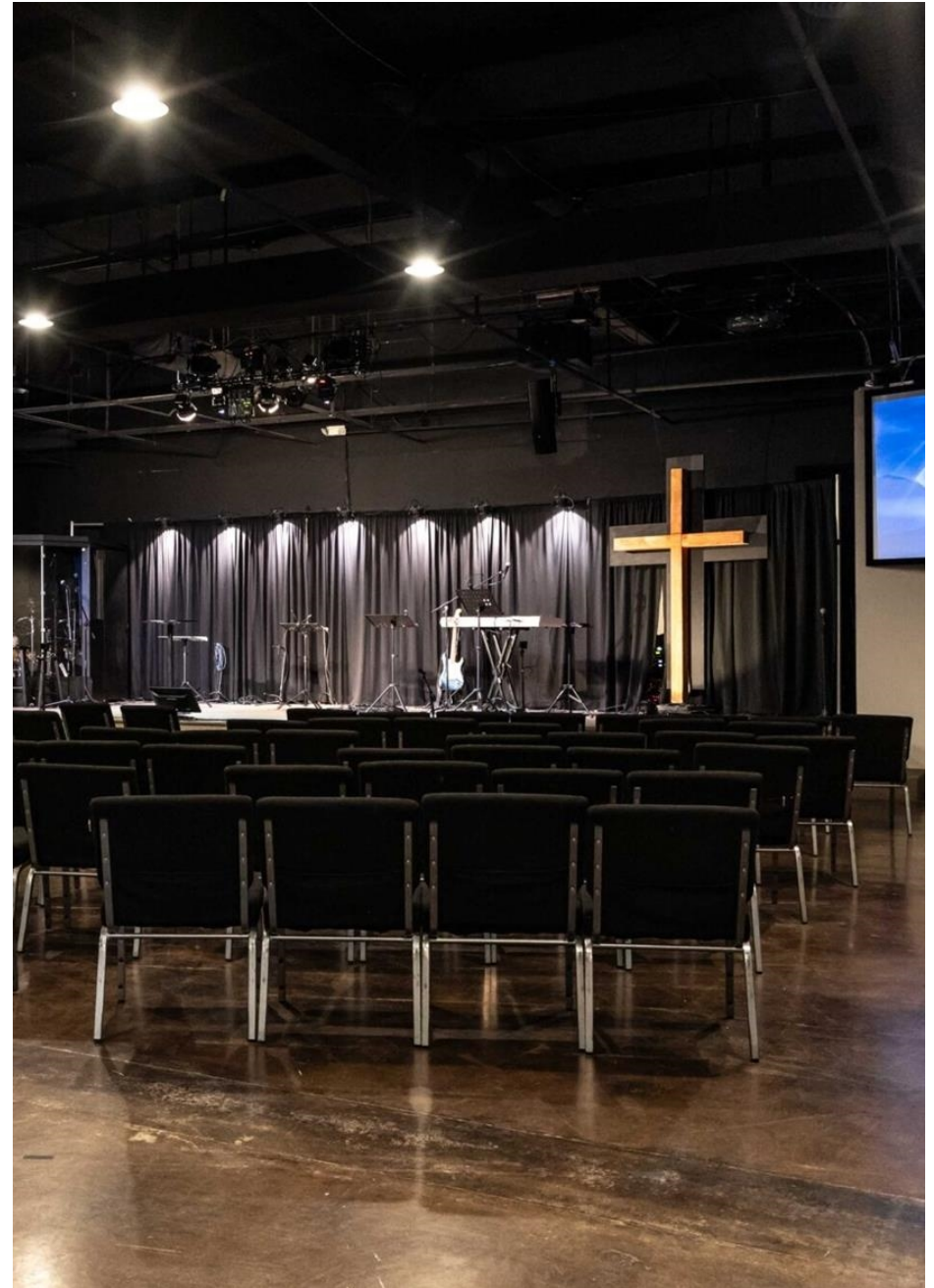
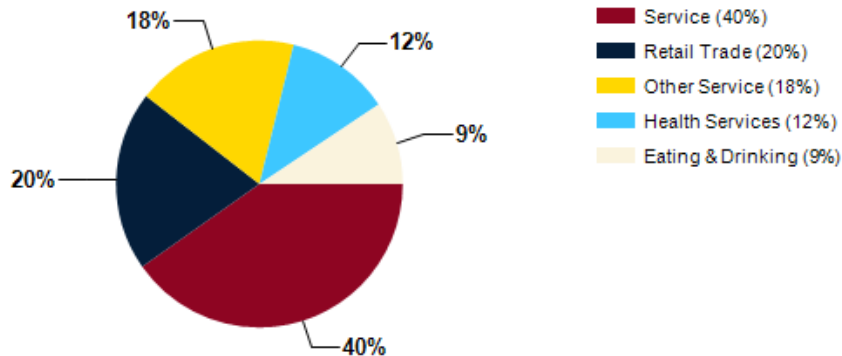
---

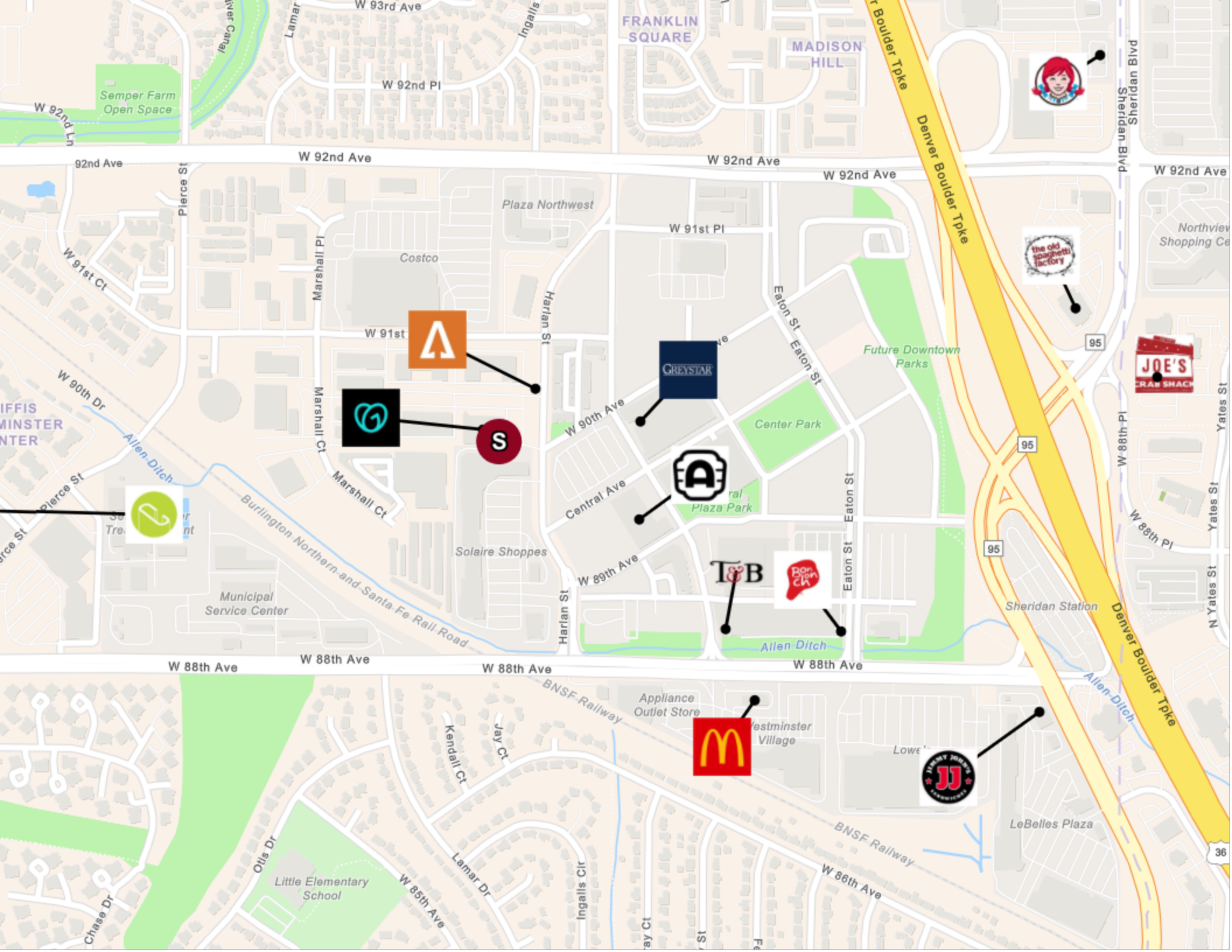


## 9051 Harlan St #10, Westminster, CO 80031

- Located in Westminster within the greater Denver metro area, this property offers convenient access to Sheridan Boulevard and US-36, making commuting and travel throughout the region simple and efficient. Residents enjoy close proximity to a wide variety of nearby amenities, including restaurants, shopping centers, fast food options, and movie theaters, all just a short drive away.
- Convenient access to Sheridan Boulevard and US-36 for easy commuting throughout the Denver metro area
- Close proximity to a wide range of shopping centers and everyday retail conveniences
- Surrounded by diverse dining options, from local restaurants to quick-service favorites
- Nearby entertainment options including movie theaters for leisure and nights out
- Located in an established Westminster area with quick access to major roadways and city amenities

### Major Industries by Employee Count





W 92nd Ln

W 92nd Ave

W 91st Ct

W 90th Dr

Pierce St

W 88th Ave

Chase Dr

Denver Canal

Allen Ditch

Burlington Northern and Santa Fe Rail Road

Little Elementary School

Lamar

Marshall Pl

W 91st

Marshall Ct

W 88th Ave

Otis Dr

W 93rd Ave

W 92nd Pl

W 91st

Marshall Ct

W 88th Ave

Lamar Dr

W 93rd Ave

Costco

W 91st

Marshall Ct

W 88th Ave

Lamar Dr



FRANKLIN SQUARE

MADISON HILL

W 92nd Ave

W 91st Pl

GREYSTAR

Central Plaza Park

W 89th Ave

Appliance Outlet Store

W 86th Ave

W 86th Ave



TOB



Denver Boulder Tpk

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

W 86th Ave

W 86th Ave

Eaton St

Eaton St

W 88th Ave

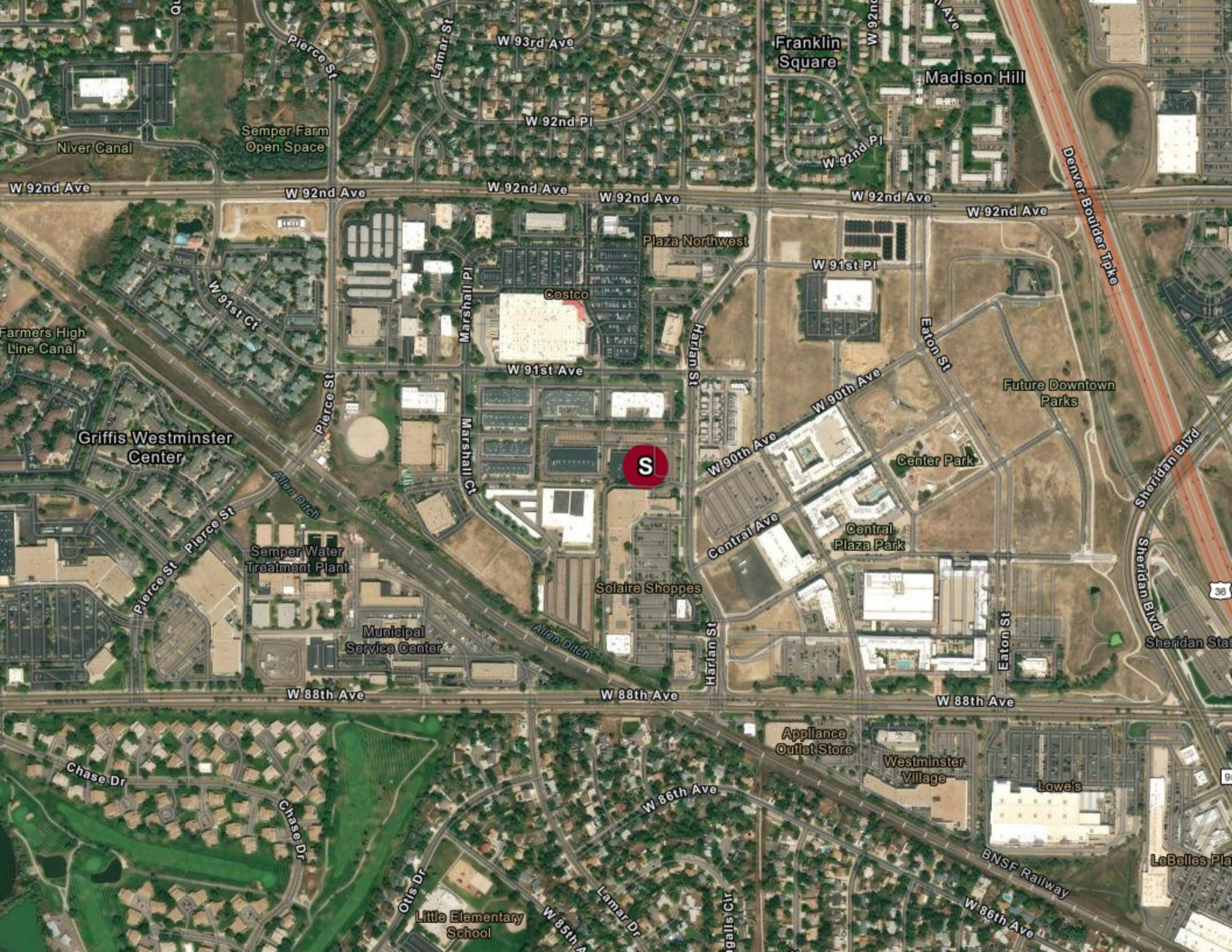
W 86th Ave

W 86th Ave

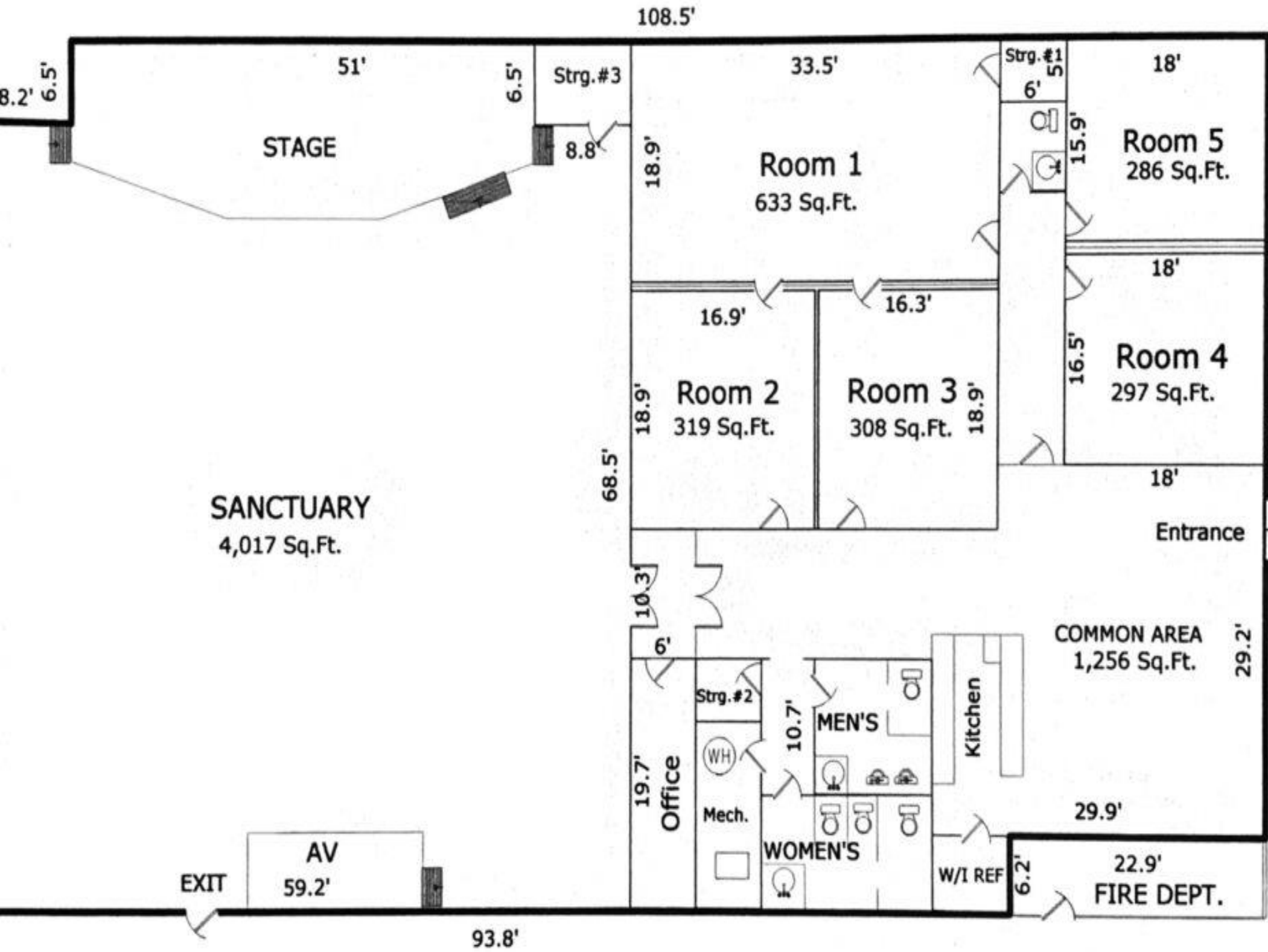
Eaton St

Eaton St

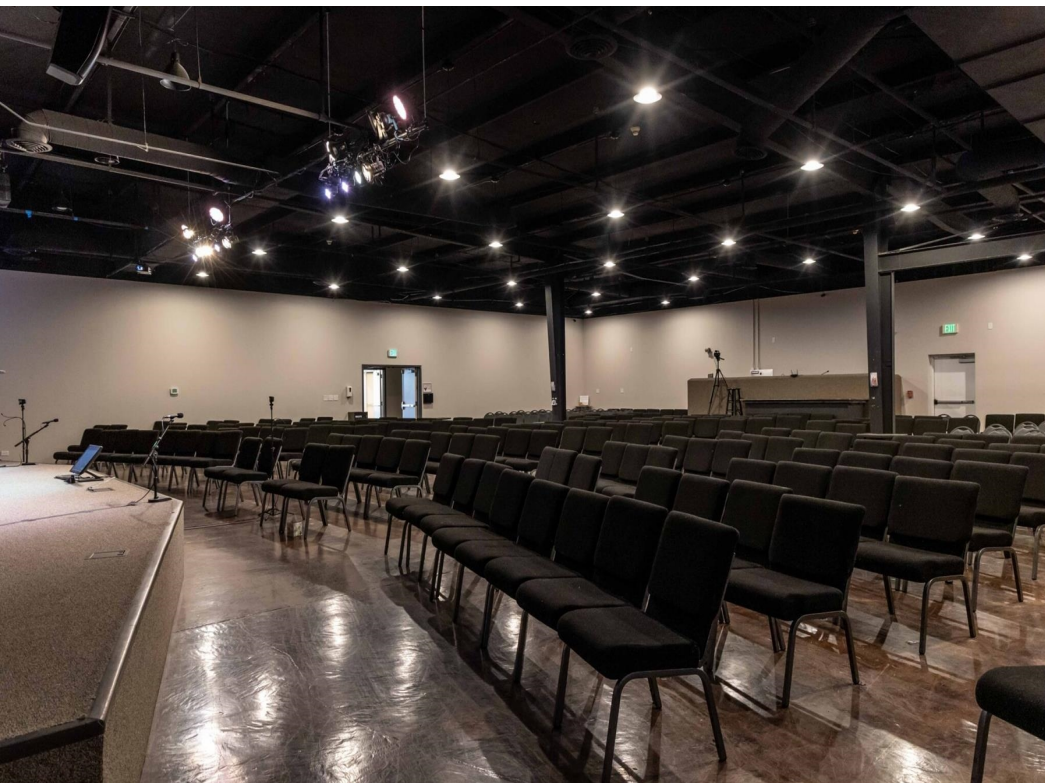
W 88th Ave



S









## Marcum Commercial Advisors — Company Bio

Marcum Commercial Advisors is a Denver-based commercial real estate brokerage specializing in the sale and leasing of office, industrial, retail, and flex properties throughout the Denver Metro region. The firm is built on a client-first philosophy, combining market expertise, data-driven insights, and hands-on service to deliver strategic real estate solutions for owners, investors, and tenants.

With a deep understanding of local submarkets and emerging trends, Marcum Commercial Advisors provides comprehensive advisory services including landlord and tenant representation, property marketing, investment sales, site selection, and portfolio strategy. The team is known for its responsiveness, creative problem-solving, and commitment to maximizing value for every client—whether navigating a single transaction or managing long-term real estate objectives.

Marcum Commercial Advisors continues to grow its footprint across the Front Range through strong relationships, diligent research, and results-driven execution, making the firm a trusted partner for commercial real estate decisions in Denver and beyond.

Scott Marcum  
Owner/Broker  
Marcum Commercial Advisors  
O: 303.403.1333  
C: 303.437.5590  
E: [scott@marcumcommercial.com](mailto:scott@marcumcommercial.com)  
12420 W. 54th Dr. Unit 1  
Arvada, CO 80002  
<https://marcumcommercial.com>

