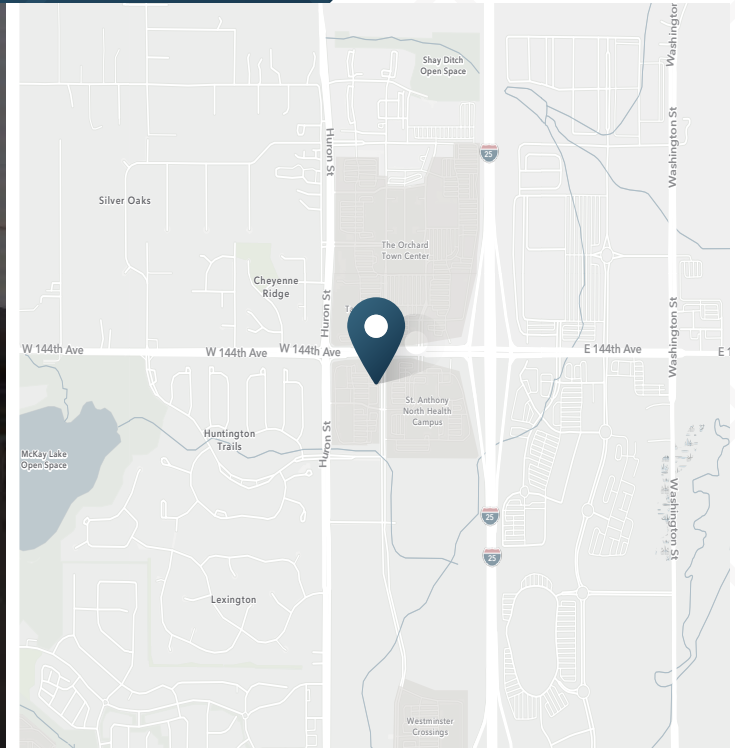


Orchard Park Place

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



RESTAURANT FOR LEASE

AVAILABLE

3,500 SF

RATE

\$42.00/SF

NNN

\$20.23/SF

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: 2023 | 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	4,750	67,638	208,097
Daytime Population	7,773	57,376	164,734
Avg. Household Income	\$135,790	\$152,315	\$138,791
Estimated Households	2,087	24,466	76,287

Year: 2023 | Source: Esri

CONTACT

Tami Lord | 303.390.5244
tami.lord@srsre.com

Tony Pierangeli | 303.390.5257
tony.pierangeli@srsre.com

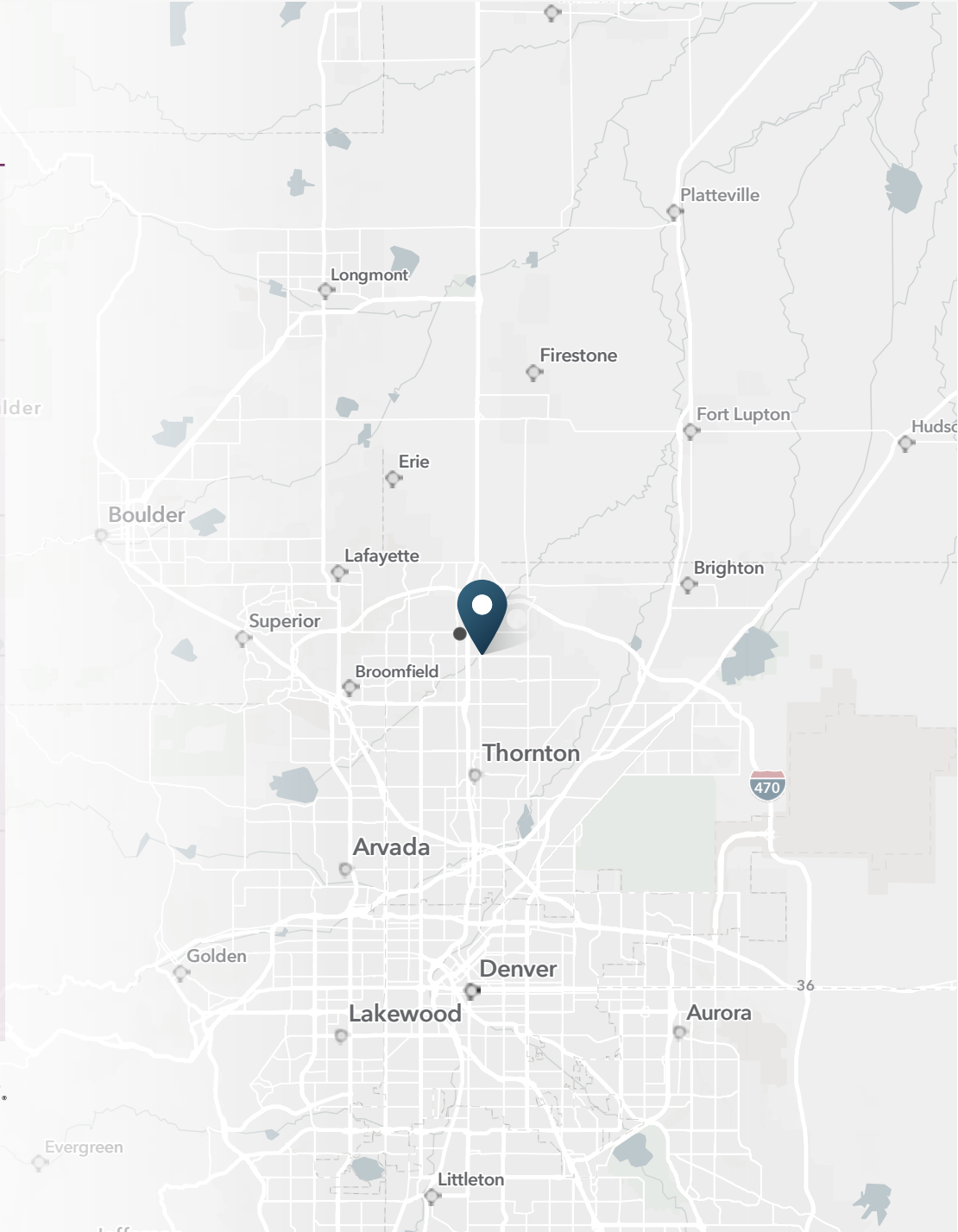
Orchard Park Place

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DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2023 Estimated Population	4,750	67,638	208,097
2028 Projected Population	5,051	69,689	213,042
Projected Annual Growth 2023 to 2028	1.24%	0.60%	0.47%
Daytime Population			
2023 Daytime Population	7,773	57,376	164,734
Workers	5,721	27,024	70,103
Residents	2,052	30,352	94,631
Income			
2023 Est. Average Household Income	\$135,790	\$152,315	138,791
2023 Est. Median Household Income	\$94,220	\$113,718	\$106,239
Households & Growth			
2023 Estimated Households	2,087	24,466	76,287
2028 Projected Households	2,272	25,463	78,811
Projected Annual Growth 2023 to 2028	1.71%	0.80%	0.65%
Race & Ethnicity			
2023 Est. White	72%	71%	70%
2023 Est. Black or African American	2%	1%	2%
2023 Est. Asian or Pacific Islander	8%	8%	7%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	18%	19%	21%
2023 Est. Hispanic	17%	19%	22%



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





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

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