

Orchard Lakes

Offering Memorandum Westminster, Colorado



JLL Team

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The Offering

Orchard Lakes consists of three lots located in Westminster, Colorado, within Adams County: 4D-North W (5.56 acres), 4D-North SE (1.65 acres), and 4D-South (7.48 acres), totaling 14.69 acres. The site is currently vacant and has an 'employment flex' zoning designation, offering developers the opportunity to participate in a new high density, mixed-use development. It is centrally located within one of the Denver Metro Area's most desirable submarkets. The current zoning allows for commercial, medical, and retail uses.

Conveniently positioned just south of the St. Anthony North Hospital campus, the Orchard Town Center, and immediately west of the Denver Premium Outlets, Orchard Lakes offers walkable access to retail and recreational amenities. The site is just a 20-minute drive to Denver International Airport, 20 minutes to the city of Denver, and 25 minutes to the city of Boulder.

Westminster is characterized by a growing population with residents who have above-average income levels and strong employment rates. The city offers a diverse range of employment opportunities across various sectors, providing a solid foundation for economic growth and development.



Orchard Lakes | 3



Offering Information

PARCEL NUMBER	R0184684, R0184685, R0184686
CROSS STREETS	SEC of 142 nd Ave and Huron St
CITY	Westminster
COUNTY	Adams County
EXISTING USE	Vacant Land
CURRENT ZONING	PUD
FUTURE ZONING (COMPREHENSIVE PLAN)	Employment - Flex
LAND AREA	4D-North-W: 242,194 SF 5.56 Acres 4D-North-SE: 71,874 SF 1.65 Acres 4D-South: 325,829 SF 7.48 Acres Total: 639,897 SF 14.69 Acres
LAND USE	Professional offices, research and development labs, and more



Orchard Lakes

Investment Highlights





Orchard Lakes benefits from an abundance of nearby retail, employment, and recreational offerings, providing close access to desired activities.

EMPLOYMENT OPPORTUNITIES



The site is located centrally to a wide array of industries including, but not limited to, health care, finance, manufacturing, government, and more.

DEMOGRAPHIC PROFILE



With an above average income level and increasing population, Westminster is poised for economic growth for the foreseeable future.



Orchard Lakes

Demographic Profile





Orchard Lakes

Westminster, Colorado

Statistics

within a 3-mile radius

66K

\$168k

98.1%

60.8%

14.9%

2.06%

37.3

Population

Average Income

Employment Rate

Percent of Population with a Degree Anticipated Five Year Income Growth Anticipated Five Year Population Growth Median Age

Site Map





Orchard Lakes | 7



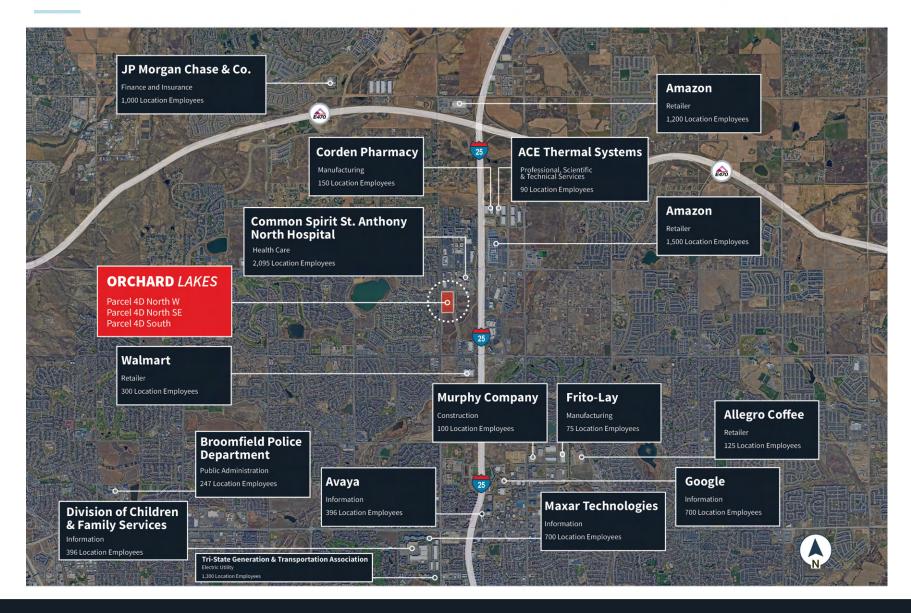




Orchard Lakes

Nearby Employment Map





Orchard Lakes | 9



Thank You

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