

The background of the slide is a wide-angle landscape photograph. In the foreground, there is a lush green golf course with several young trees planted in rows. In the middle ground, a residential development with various houses and larger buildings is visible. In the background, a range of rugged mountains with significant snow cover stretches across the horizon under a clear blue sky.

# Orchard Lakes

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Offering Memorandum  
*Westminster, Colorado*

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# JLL Team

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# The Offering

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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.





# Offering Information

**PARCEL NUMBER** R0184684, R0184685, R0184686

**CROSS STREETS** SEC of 142<sup>nd</sup> 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





# Investment Highlights



## LOCATION

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.





# Demographic Profile



## Orchard Lakes

Westminister, Colorado

### Statistics

*within a 3-mile radius*

**66K**

Population

**\$168k**

Average Income

**98.1%**

Employment Rate

**60.8%**

Percent of  
Population with a  
Degree

**14.9%**

Anticipated Five  
Year Income  
Growth

**2.06%**

Anticipated Five  
Year Population  
Growth

**37.3**

Median Age



# Site Map





# Active Development Map





# Nearby Employment Map



# Thank You

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