



Solaire Shoppes

8801 & 8821 N. Harlan Street, Westminster, CO

Lynda Gibbons

lynda@gibbonswhite.com
(303) 586-5920

Angela Topel

angela@gibbonswhite.com
(303) 586-5921

Jaime Pletcher

jaime@gibbonswhite.com
(303) 586-5936

www.gibbonswhite.com



Property Info & Gallery



View Map

Amazing Retail Opportunity Adjacent to Vibrant Downtown Westminster

8801 (Hard Corner)	3,557 sq. ft.
8821 (Inline)	3,294 sq. ft.
Lease Rate / sq. ft.	\$15.00 - \$17.00 NNN
Expenses / sq. ft.	\$6.63*

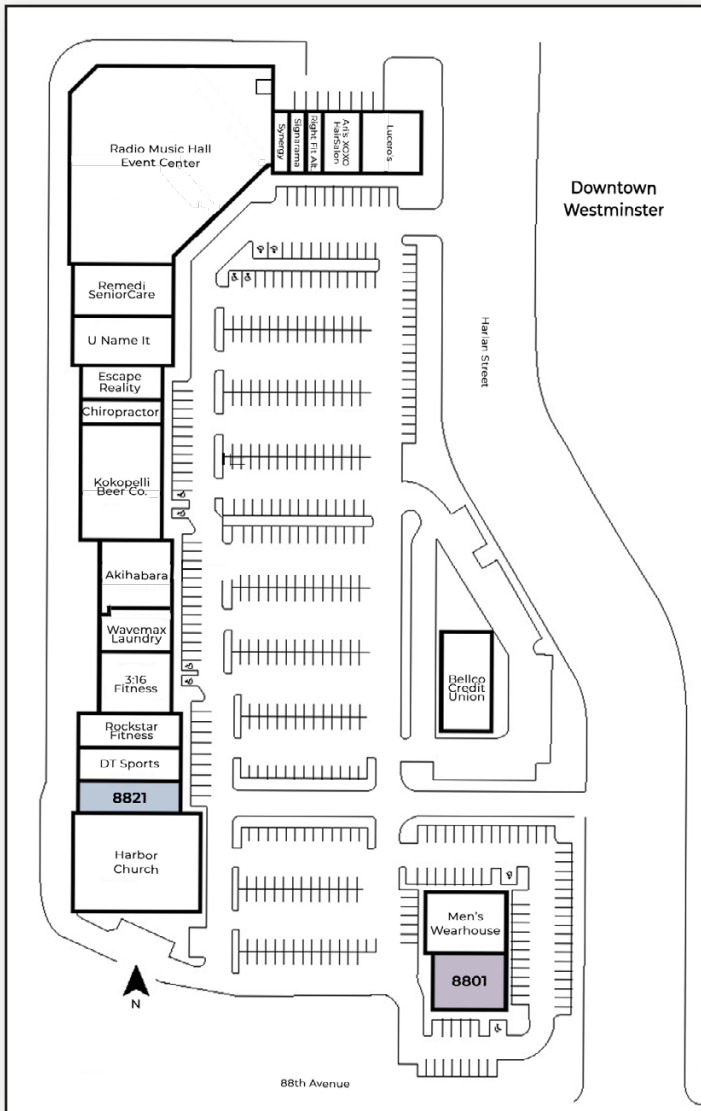
*Not Including Utilities

- Hard Corner Retail with Excellent Signage & Visibility from 88th Street
- In-Line Space with High-Traffic Tenants including RMH Event Center, CrossFit, Kokopelli Brewing & WaveMax
- Adjacent the NEW Downtown Westminster with High-Density Residential, Solid Office Workforce, Hotel Visitors & Retail
- 1/2 Mile to US 36 & RTD Westminster Center Park-N-Ride, US 36 Bikeway Trail System & Nearby FasTracks Light Rail Station
- Recent Plaza Updates including New Façade, Solar Power & LED Lighting Systems for Energy Efficiency & Low Operating Costs
- Outstanding Visibility with 24,306 VPD at Harlan & W 88th St (2022 MPSI Est)
- Exceptional Parking Ratio of 5:1,000 sq. ft.

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



2305 Canyon Blvd, Suite 200, Boulder, CO 80302 - (303) 442-1040



Current Tenants at Solaire Shoppes

9031 to 9027- Lucero's Mexican Restaurant

9021 - Ari's XOXO Hair Salon

9017 - Right Fit Alterations

9011 - Front Range Signarama

9001 - Synergy Martial Arts

8991 - Radio Music Hall Event Center

8771B - Remedii SeniorCare

8971A - U Name It

8951 - Escape Reality

8941 - In Motion Family Chiropractic

8931 to 8911 - Kokopelli

8901 to 8881 - Akihabara, Inc.

8879 - Wavemax Laundry

8861 - 3:16 Fitness

8841 - Rockstar Fitness

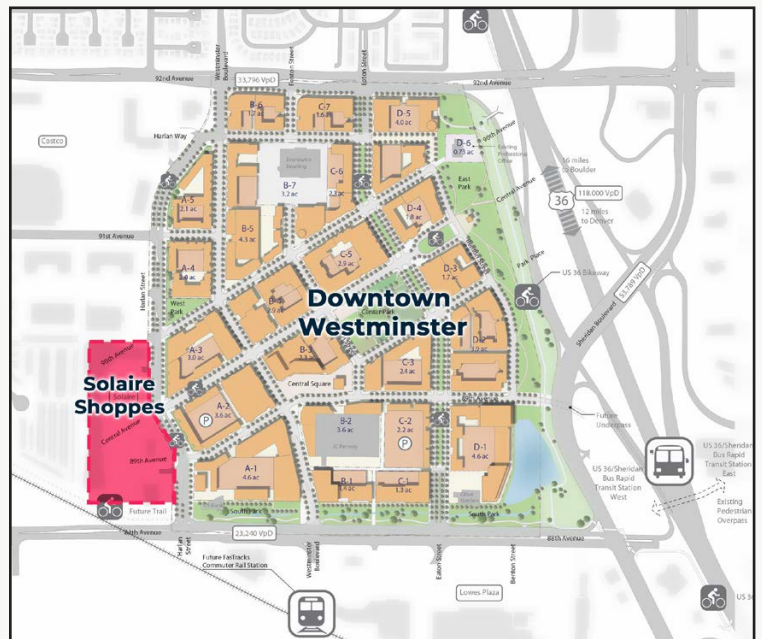
8831 - DT Sports

8821 - AVAILABLE INLINE 3,294 sq. ft.

8811 - Harbor Church

8801C - Men's Wearhouse

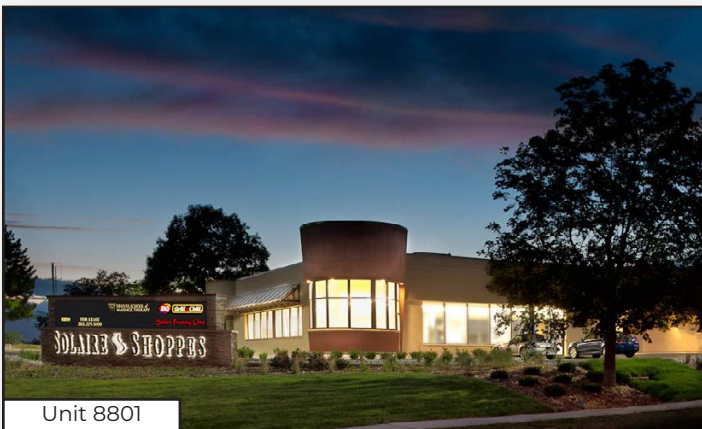
8801 - AVAILABLE HARD CORNER 3,557 sq. ft.



The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.

DOWNTOWN WESTMINSTER

- 7 Million Square Foot Planned Development
- 2,300 New Residential Units
- 300 Hotel Rooms
- 750,000 sq. ft. of Retail, Dining & Entertainment
- 2 Million sq. ft. of Office & 12k New Workers



Unit 8801



Unit 8821

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.