

13507 HURON STREET WESTMINSTER, CO 80234

1.08+ ACRE PARCEL AVAILABLE FOR COMMERCIAL DEVELOPMENT ALONG I-25 CORRIDOR



KAUFMAN HAGAN
COMMERCIAL REAL ESTATE



OFFERED BY KAUFMAN HAGAN COMMERCIAL REAL ESTATE:

ZACH BIERMAN

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TEAL HAGAN

Principal + Employing Broker
720.984.0419
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OFFERING MEMORANDUM

\$750,000 | PUD ZONING | 46,967 SQ FT LOT

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EXECUTIVE SUMMARY



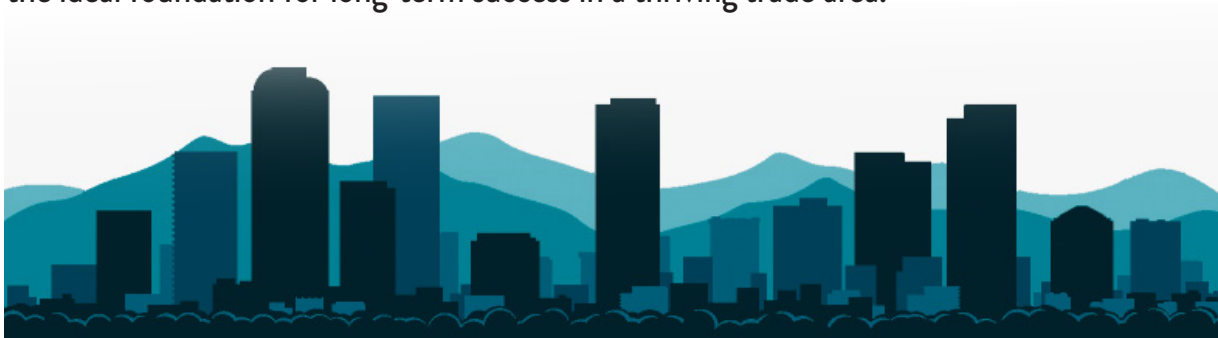
13507 Huron Street

Westminster, CO 80234

13507 Huron Street commercial pad site is a premier development opportunity for a retail owner-user or commercial developer seeking visibility, access, and growth. Positioned just off the I-25 corridor, the site boasts a favorable PUD zoning within the City of Westminster.

This pad site lies within one of Denver's fastest-growing north metro submarkets, where rising residential density and expanding employment centers are fueling demand for quality retail and service offerings. Nearby, high-performing retail anchors such as The Orchard Town Center and Denver Premium Outlets—as well as major employers like St. Anthony North Health Campus—create a built-in customer base and synergistic retail environment.

Whether for single-tenant retail use or a broader commercial concept, this location offers the ideal foundation for long-term success in a thriving trade area.



CONTACT FOR MORE INFORMATION:

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INVESTMENT HIGHLIGHTS

- 1.08+ Acre Parcel Available for Commercial Development Along I-25 Corridor
- Corner Lot - Last Remaining Pad Site
- Flexible Zoning Allowing for Commercial Retail Uses

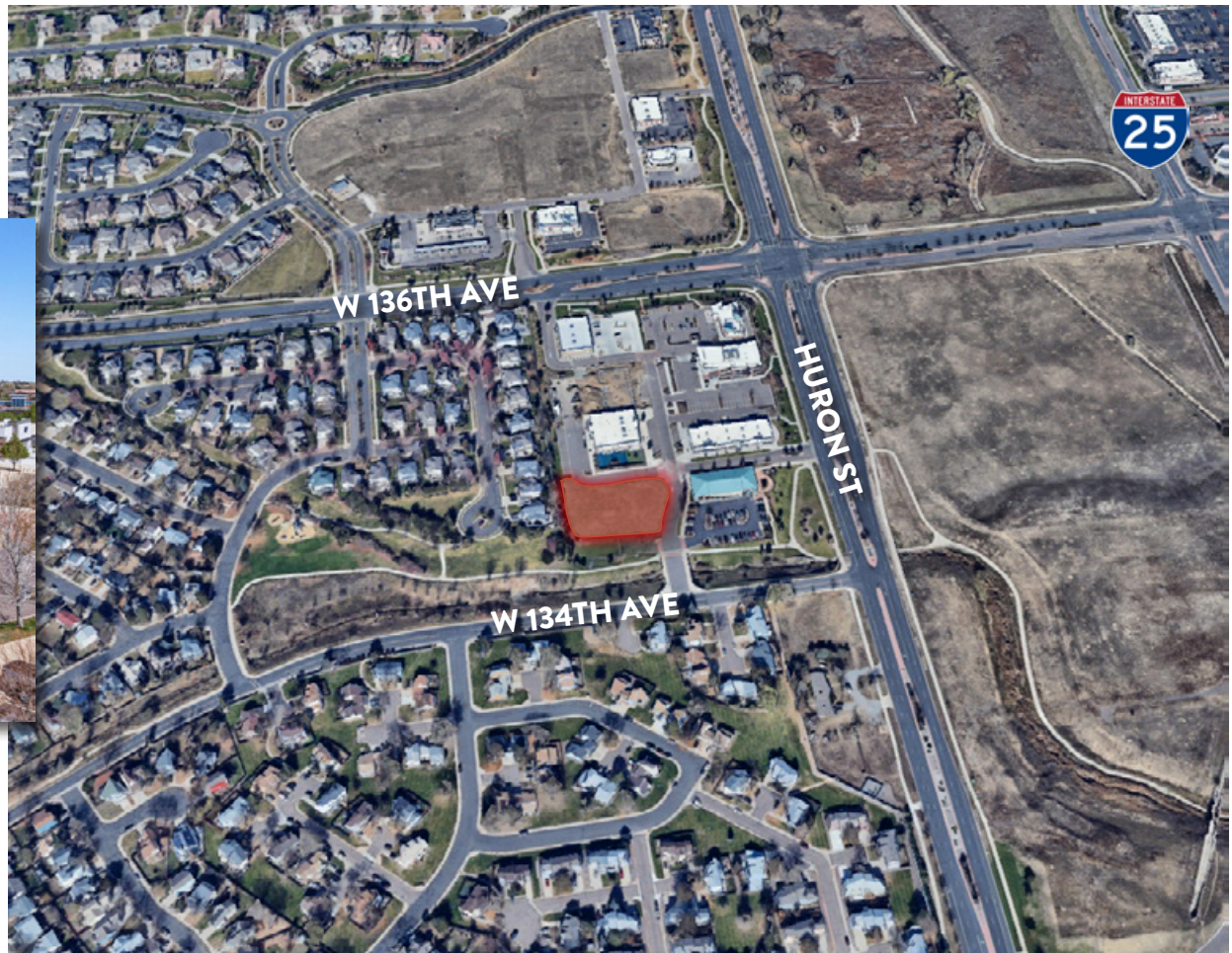


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PROPERTY OVERVIEW



PROPERTY DETAILS



Property Address 13507 Huron St,
Westminster, CO 80234

Property Type Commercial Land

County Adams

Total Lot SF 46,967 SF

Total Lot Acres 1.078 Acres

Zoning PUD

LOCATION HIGHLIGHTS

- High Visibility & Accessibility from Major Corridors
- Rapidly Growing North Metro Submarket
- Proximity to Major Retail Anchors & Employers
- PUD Zoning Readiness



AERIAL PHOTOS



AERIAL PHOTOS



AERIAL PHOTOS



13507 HURON ST · WESTMINSTER /10

AREA OVERVIEW



The map displays the Denver area with various streets and landmarks. A circular inset highlights a specific area around the intersection of W 134th Ave and W 133rd Way W. The inset shows a detailed view of the intersection and surrounding streets, including W 136th Ave, W 138th Ave N, W 136th Ave S, and W 134th Ave. The inset also shows the traffic counts for these streets.

COLLECTION ST	CROSS ST	VPD
W 134th Ave	Huron St E	3,471
W 134th Ave	W 133rd Way W	3,055
Huron St	N Huron St S	14,999
W 136th Ave	Kalamath St W	21,041
Huron St	W 138th Ave N	13,750
W 136th Ave	Orchard Pkwy E	26,251
Huron St	W 136th Ave S	9,330
134th Ave	Osage St E	3,268
Huron St	W 138th Ave N	9,829



WESTMINSTER HIGHLIGHTS

- Strategically located to provide rapid transit via US-36 or Northwest Parkway to Boulder or I-25 to Denver, Fort Collins, and Greeley, all in less than a one hour drive
- Westminster population growth estimated to increase by 5.24% 2024-2029
- 21.8 million SF is in the Westminster development pipeline (under construction, in final planning, or proposed)
- Population of 248,692 within five miles
- Centrally located in what will soon be one of the country's top biotech-related development and employment regions

71

WALK SCORE



Very Walkable

Most errands can be accomplished on foot.

51

BIKE SCORE



Somewhat Bikeable

Minimal bike infrastructure.

40

TRANSIT SCORE



Some Transit

A few nearby public transportation options.



WESTMINSTER, CO AT A GLANCE

39.8367° N, 105.0372° W

The city of Westminster is known for its historic architecture, beautiful parks, and easy accommodation of an outdoorsy lifestyle. With a population of close to 125,000, it is the seventh most populous city in Colorado. Westminster boasts an excellent quality of life, and is a great place to live for many reasons, including the following:

- Picturesque location near the Rocky Mountains with ample opportunities for hiking, biking, skiing, and other activities in the nearby parks, trails, and mountains
- A booming job market with a growth rate of about 3%, offering excellent employment opportunities for residents
- Top-notch schooling offered to residents, as well as many academic and extracurricular opportunities
- Commitment to environmental sustainability & promotion of green initiatives and eco-friendly programs
- Well-equipped with healthcare facilities and services, including Centura St. Anthony North Hospital and Westminster Medical Clinic, ensuring quality medical care and plentiful healthcare options
- Numerous community events, festivals, and gatherings that bring residents together throughout the year
- A wide array of shopping centers, restaurants, and entertainment venues for community enjoyment

RETAIL/AREA MAP



FINANCIAL ANALYSIS



INVESTMENT SUMMARY

PURCHASE PRICE	\$750,000
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Total Land SF:	46,967 SF
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Price Per SF - Lot:	\$15.97
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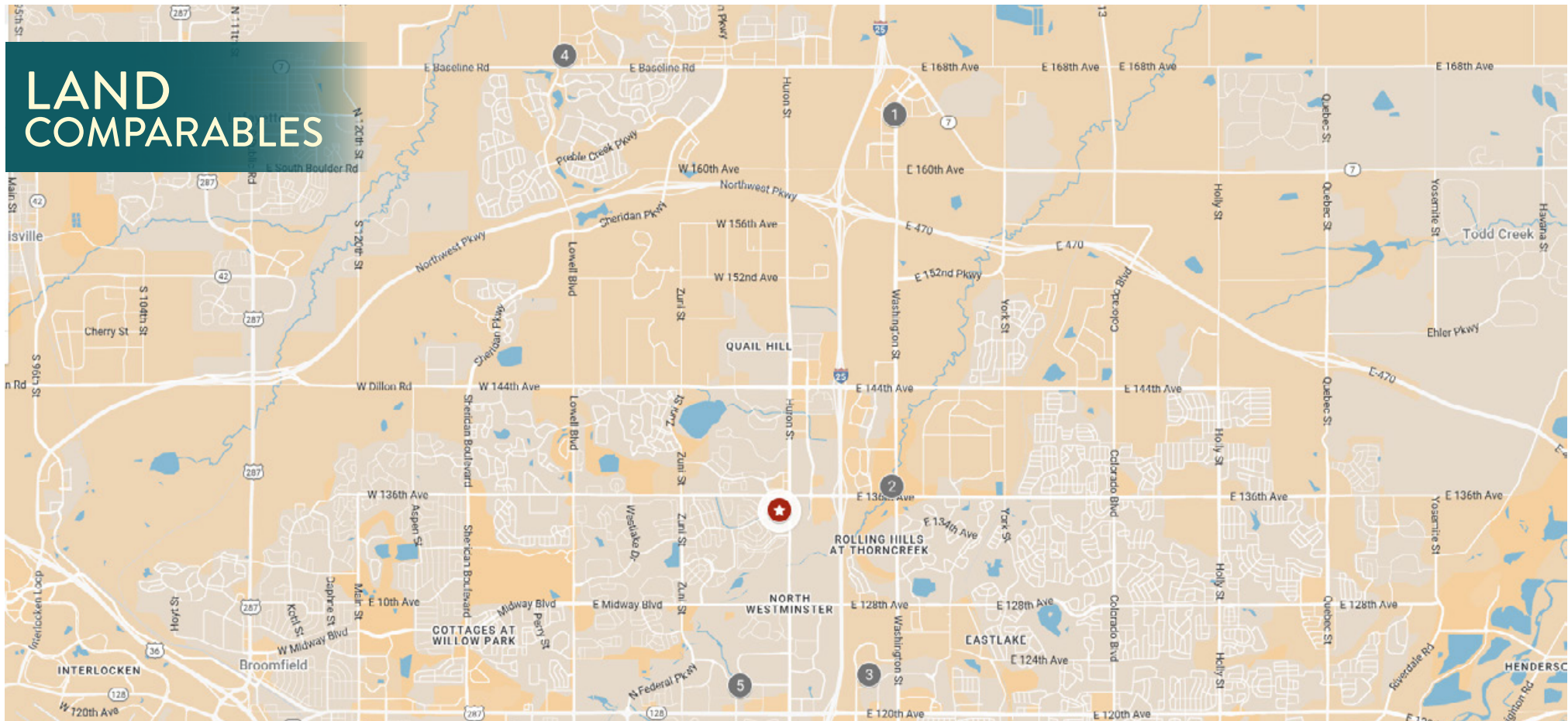
Total Land AC:	1.078
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Price Per Acre:	\$695,733
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KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

LAND COMPARABLES



#	PROPERTY	SALE DATE	PRICE	LOT SIZE AC	\$/AC	SF	\$/SF
SUB	13507 Huron St, Westminister, CO 80234		\$750,000	1.0782	\$695,733	46,967	\$15.97
1	Larkridge Rd & E 164th Ave, Thornton, CO 80023	11/6/24	\$1,150,000	1.45	\$793,103	63,162	\$18.21
2	E 136th Ave, Broomfield, CO 80023	8/29/24	\$1,174,900	2.18	\$538,944	94,961	\$12.37
3	12176 Grant Cir, Thornton, CO 80241	On Market	\$1,100,000	2.01	\$545,264	87,556	\$12.56
4	501 Commons Dr, Erie, CO 80516	8/16/23	\$1,100,000	1.87	\$588,237	81,457	\$13.50
5	122nd & Pecos, Westminister, CO 80234	11/12/24	Undisclosed	1.40	\$-	60,984	\$-

AVERAGES

SOLD PRICE
\$1,141,633

SOLD PRICE / ACRES
\$622,709

SOLD PRICE / SF
\$14.16

LOCAL ECONOMY



DENVER EMPLOYERS

Home to some of the fastest-growing counties in the nation, Metro Denver attracts businesses and keeps them. Our competitive environment, sound transportation infrastructure, and variety of industries bring companies here.

Denver ranks No. 4 among Forbes' 2019 The Best Places for Business and Careers.

Colorado ranked No. 9 on Forbes' Best States for Business.

Denver International Airport is just a few hours from either coast, making our area especially attractive for regional and international headquarters. Our modern airport offers direct flights to some of the major business centers in Europe, Japan, Mexico, and Canada. It's easy to understand why the Metro Denver region is fast becoming headquarters central.

- Arrow Electronics
- DISH Network
- Qurate Retail
- Ball
- DaVita
- FV
- Newmont
- Liberty Media
- DCP Midstream
- Ovintiv

PUBLIC TRANSPORTATION



With more than 170 bus routes, 12 rail lines, and many specialty services, RTD makes it easy to get around town.

Get where you want to go with over 100 Local, Regional and SkyRide bus routes, 10 rail lines providing 113 miles of rail service and 96 Park-n-Rides.

POPULATION

710,800

MEDIAN HOME PRICE

\$574K

OF EMPLOYEES

474,978

ECONOMIC & JOB GROWTH

#1

AREA DEVELOPMENT

ECONOMIC RANKING

#1

U.S. NEWS

BEST PLACES TO LIVE

#2

U.S. NEWS & WORLD REPORT

HEALTHIEST CITY

#3

FORBES

BEST CITY FOR GRADS

#3

RENT.COM

BEST PLACE TO WORK

#4

FORBES

FASTEST GROWING METRO

#6

FORBES

BEST PLACE TO TRAVEL

TOP 10

LONELY PLANET



DENVER METRO 2025 ECONOMIC OVERVIEW

Denver's commercial real estate market is set for a positive outlook in 2025, bolstered by a low retail availability rate, minimal new construction, and a resilient consumer base. While concerns over economic softness and slower population growth linger, retail and industrial sectors are performing well, with industrial remaining a standout due to strong demand from e-commerce and logistics.

Construction activity remains subdued, with most new projects being freestanding build-to-suits. Retail inventory has grown slowly, helping restore balance in the market. The outlook for multifamily and retail is also favorable, though both sectors face some vulnerabilities. In the office market, vacancy rates are beginning to moderate in some areas.

Key trends for 2025 include increased office leasing without significant rent reductions, stabilized construction costs as inflation cools, and continued downtown revitalization. Owner-user building purchases are expected to rise, and the industrial sector is poised for continued strength. Despite challenges like climate change concerns and interest rate uncertainty, opportunities in affordable housing and public-private partnerships present significant growth potential.

KAUFMAN HAGAN

COMMERCIAL REAL ESTATE



Kaufman Hagan is a Denver-based commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers.

BROKERED SALES

\$1B+

CLOSED TO DATE

COMBINED EXPERIENCE

100+

YEARS

TRANSACTION VALUE

\$115M

CURRENTLY ACTIVE

WHAT WE DO

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and its value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners. We believe that unique opportunities can be found from both the most complex and the most common real estate transactions when we bring the right people, insights and innovation to the table.



WHO WE ARE

Kaufman Hagan is a commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers. Together, our team's unique perspective and high-tech approach enables our ability to unlock the potential of real estate and create meaningful impact. Our success is measured by the lasting relationships and trust built with our lifelong investment partners.

WHAT WE ARE NOT

Egos in suits. We are not unappreciative, commission-focused brokers with limited or single-deal focused mindsets. We do not take shortcuts, skip over details or take the easy way out.



**BRANDON
KAUFMAN**
PRINCIPAL



**TEAL
HAGAN**
PRINCIPAL + EMPLOYING BROKER



**HALEY
FORD**
DIRECTOR OF MARKETING



**ERIN
FRIBERG**
DIRECTOR OF OPERATIONS



**COLBY
CONSTANTINE**
INVESTMENT ADVISOR



**WILL
SCHERMAN**
BROKER



KAUFMAN HAGAN
COMMERCIAL REAL ESTATE



**ANDREW
VOLLERT**
BROKER



**ZACHARY
BIERMAN**
BROKER



**RYAN
FLOYD**
BROKER



**AMANDA
WEAVER**
BROKER



**MARIN
DORNSEIF**
BROKER



**ELLEN
CUMMINGS**
BROKER

▶ **EMPATHY**

We recognize that buying or selling an investment property is more than a transaction. We listen more than we talk. We see things from their perspective. We empower our clients with empathy-driven solutions to navigate their real estate journey with care and understanding.

▶ **TEAM MENTALITY**

We value championships over MVP's. We collaborate openly and vulnerably every day and we view our clients as our investment partners.

▶ **DISPROPORTIONATE VALUE**

We provide more value than what is provided by other brokers in our market. We will give you more than you pay for. We acknowledge real estate as a dynamic value exchange and prioritize meeting all parties' needs comprehensively.

▶ **PERSEVERANCE & PASSION**

We pursue long-term success. We navigate through short-term market fluctuations with a long-term mindset.

▶ **TANGIBLE RESULTS**

We do not confuse activity with achievement. We provide more than just promises. We are driven by results and motivated by success by delivering measurable outcomes, turning our client's real estate goals into tangible achievements.

▶ **ELITE PERFORMANCE**

We've flipped the standard org chart. Our leaders are fully integrated in day to day operations, supporting and encouraging our team from the ground up, acting as a foundation for growth.

BROKER BIOS



Zach Bierman

BROKER

Zachary leverages over Twenty years as a professional to give his clients a distinctive, white-glove experience. Focusing on the last decade as a commercial broker, he combines extensive market knowledge with a deep understanding of site development and finance. He has specialized in multi-family and land acquisitions for the past three years and plans to target those core areas in the future.

Zachary prides himself on his ability to analyze data and forecast trends and works tirelessly to position his clients as advantageously as possible. He also leverages his extensive industry network to provide the best opportunities for their individual needs. As a recent addition to the Kaufman Hagan Team, Zachary is excited for the next chapter in his professional career!



720.261.8804



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LIC#: FA100030500

Teal Hagan

PRINCIPAL + EMPLOYING BROKER

Teal Hagan is a Principal and the Employing Broker of KH Commercial Real Estate. She has 10+ years investment real estate experience and has sourced hundreds of fix and flips, Denver infill and multi-family development lots for professional investor clients. Her focus is currently on 4-100+ unit value add multifamily projects as well as land for new commercial development. She has brokered over \$100M in real estate in the greater Denver area.

Outside of real estate she enjoys hiking and traveling with her husband, daughter and two dogs.



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DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the future development site located at 13507 Huron St Westminster, CO 80234 (“Property”). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to KH.

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or KH and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner.

The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate.

The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless KH, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While KH does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

The Evaluation Material furnished to Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the Owner with respect to a transaction involving the Property.

