

FOR LEASE | MEDICAL | OFFICE | RETAIL

Quail Crossing

13557 N Huron St., Westminster, CO 80234



CONTACT INFORMATION

BILL LUCAS

Managing Director

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PROPERTY FEATURES

Located on the SW corner of 136th Avenue & Huron Street in Westminster, 13557 N Huron St. at Quail Crossing provides a premier medical office space just 1/2 mile west of I-25, 1-mile south of St. Anthony North Hospital and 15-miles north of downtown Denver. This single-story medical office building is ideal for clinic and/or retail oriented medical space providing great visibility, natural light, building signage as well as monument signage on Huron and 136th Avenue. Quail Crossing is an excellent choice for medical tenants, their patients, clients and visitors.

Building Size:	8,056 RSF
Land Area:	1 Acre
Available Space:	3,190 RSF (Divisible)
YOC:	2024
Stories:	One
Property Management:	Anchor Health Properties



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ABOUT THE OWNER, ANCHOR HEALTH PROPERTIES



With nearly 40 years of experience with the development and management of medical outpatient facilities, Anchor Health Properties is a market leader dedicated to creating a better healthcare experience for patients and a competitive edge for their tenants.



BY THE NUMBERS WITHIN 1, 3, AND 5 MILES OF THE PROPERTY

	1 Mile	3 Miles	5 Miles
Avg. Household Income	\$164,280	\$148,461	\$149,630
Total Population	9,139	90,364	253,934
Avg. Home Value	\$741,091	\$639,120	\$618,678
Bachelor's Degree	33%	31%	30%
Graduate/Professional Degree	18%	16%	15%



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WITHIN 1-MILE

- St. Anthony North Hospital
- Pedestrian/Bike to Big Dry Creek Pedestrian/Bike Trail
- RTD Bus Services
- Flatiron Flyer (Bus Rapid Transit): connects Denver & Boulder with several stops in Westminster

St. Anthony
North Hospital

13557 N Huron St.
Quail Crossing



QUAIL CROSSING NEIGHBORS

Healthcare: Europtics, Periodontics, Dental, Health Images, Orthopedic & Spine Center of the Rockies, and Complexion Medical Spa

Retail/Services: Horizon, North Credit Union, DUNKIN', Bank of America, The Learning Experience Early Education, and Firestone Auto Care

