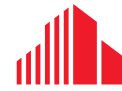


FOR SALE

SWC of W. 116th Ave. & Huron St.

Westminster, Colorado 80234



CUSHMAN &
WAKEFIELD



Sale Price: \$1,990,000 (\$5.71/SF)

Property Features

| | |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Size | ±8.0 Acres |
| City / County | Westminster / Adams |
| Utilities | Adjacent to site |
| Mill Levy | 94.395 |
| Allowable Uses | Office, R&D, flex, light industrial, medical, hospitality, manufacturing, warehouse, production, support commercial (restaurants, pharmacy, personal services) |

Property Highlights

- One of the last remaining large development sites in a rapid-growth submarket
- Significant investment in developing of surrounding projects, including Park 12 Hundred, Simon Development \$136M outlet mall, TopGolf, St. Anthony's Hospital, Westminster Mall redevelopment, Cabela's anchored mixed-use development
- Amenity-rich submarket with excellent demographics and high barriers to entry. Great visibility
- Less than half a mile from 3rd largest RTD Park-and-Ride in the state (1,540 parking spaces)
- Central location between Denver and Boulder
- Ideal positioning along the I-25 corridor
- Flexible ownership-willingness to sell the full site or subdivide

| Demographics | CoStar, 2017 | | |
|-----------------------|--------------|----------|----------|
| | 1 Mile | 3 Miles | 5 Miles |
| Total Population | 25,238 | 152,235 | 356,187 |
| Total Households | 9,117 | 57,251 | 133,655 |
| Median Household Inc. | \$51,316 | \$60,290 | \$63,994 |

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