



NORTH

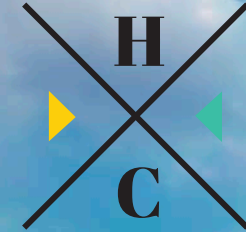
FROM BOULDER
36

FROM
25

HARLAN CROSSING

FOR LEASE × RETAIL/FLEX/OFFICE SPACE

In the Heart of Newly Developed Downtown Westminister



HARLAN CROSSING



9051-9053 Harlan St. × Westminister, CO

traffic counts

23,223 VPD
W. 88th Ave. West of Harlan St.

24,152 VPD
W. 88th Ave. East of Harlan St.



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property overview

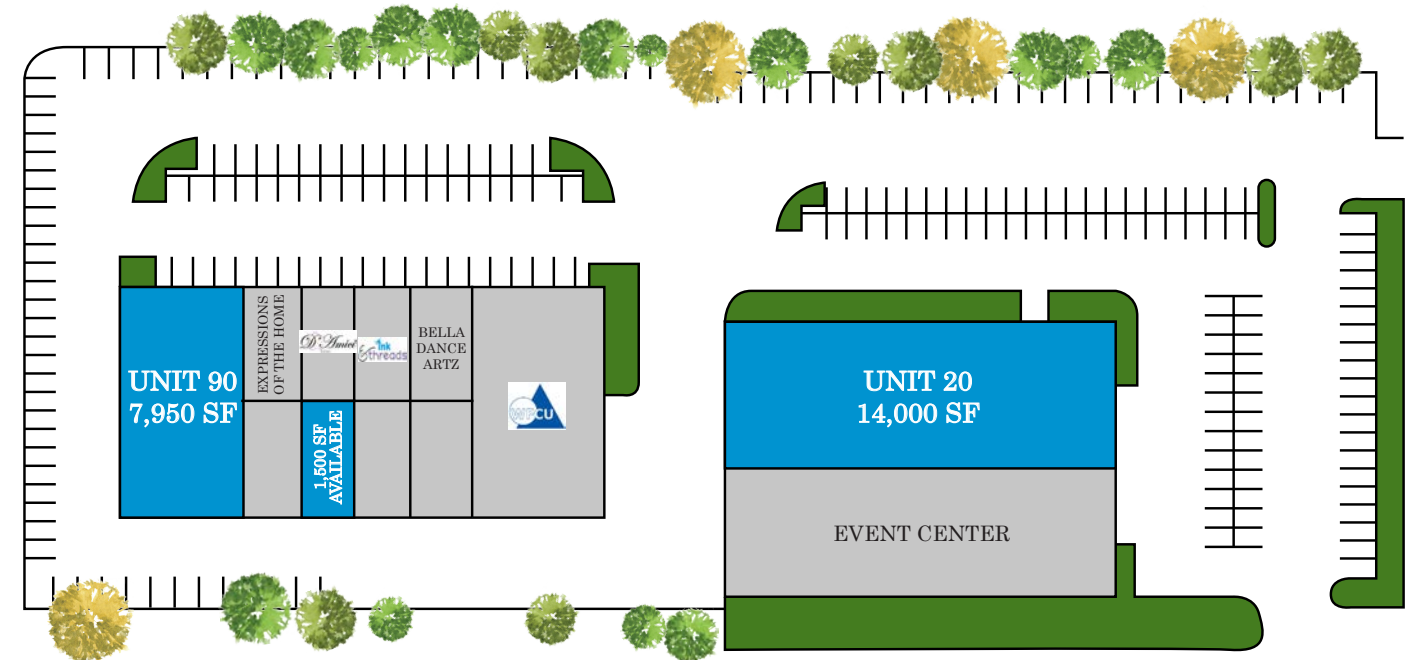
| | | | |
|----------------------------|-------------------------------|----------------------|------------------------|
| Total Building Size | 54,075 SF | Parking | 7.5:1,000 |
| Available | 1,500 – 14,000 SF | City/County | Westminster/Jefferson |
| Year Built | 1998 | Zoning | PUD |
| Clear Height | 10'-15' | Lease Rate | \$10.00-\$12.00/SF NNN |
| Loading | Ability to add drive-in doors | Est. Expenses | \$5.16/SF (2020) |
| A/C | 100% climate controlled | | |

demographics

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| Population | 13,351 | 129,399 | 321,205 |
| Daytime Population | 13,308 | 95,091 | 265,299 |
| Average Household Income | \$87,886 | \$87,270 | \$86,594 |

Source: ESRI, 2019 Estimates

site plan



Highlights Easy Access to US 36

- » Heavy retail area with many nearby restaurants/shopping centers
- » Unit 20 - Turn-key charter school for lease (Available Q3 2020)
- » Unit 90 - Former blood testing facility for DaVita Healthcare
- » Landlord willing to demo office to create warehouse space & add loading
- » Floor drains and distributed power throughout the building
- » Owner will look at CBD uses and is willing to modify current PUD approved uses



Located across from Downtown Westminster – at build-out, development includes 300 hotel rooms, 2,300 multi-family units, 2 million SF of new office, 750K SF of new retail space



Development will bring in over 12,000 new workers and an additional 5,000 residents



1,500 SF storage