



NEW LEASE AND FOR SALE OPPORTUNITIES!

NOVERA

BUSINESS DISTRICT

136th Avenue & Huron Street
 WESTMINSTER, CO | 80023



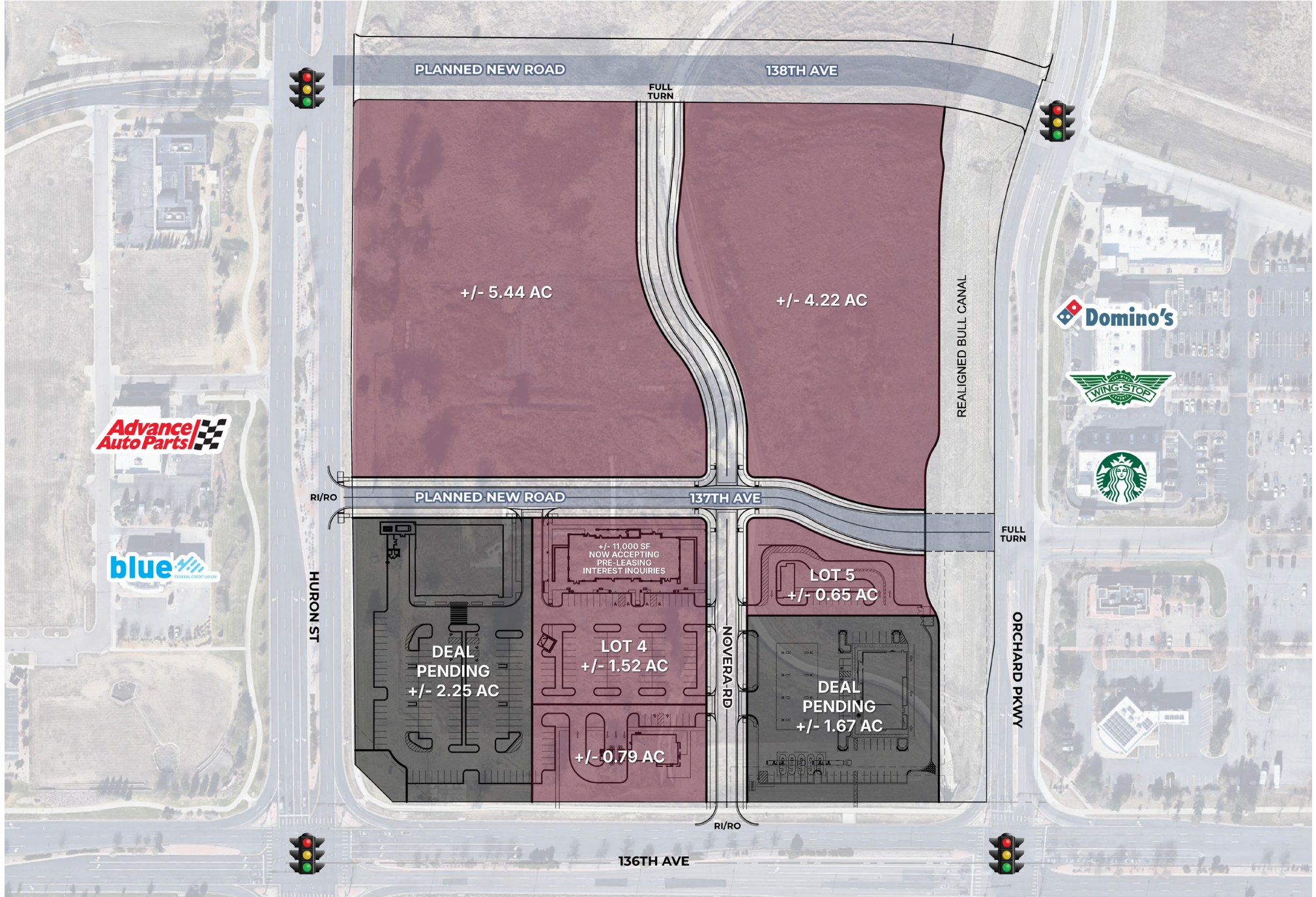
- Retail pads & inline shop spaces available
- Join Lowe's Home Improvement Center and Walmart Supercenter

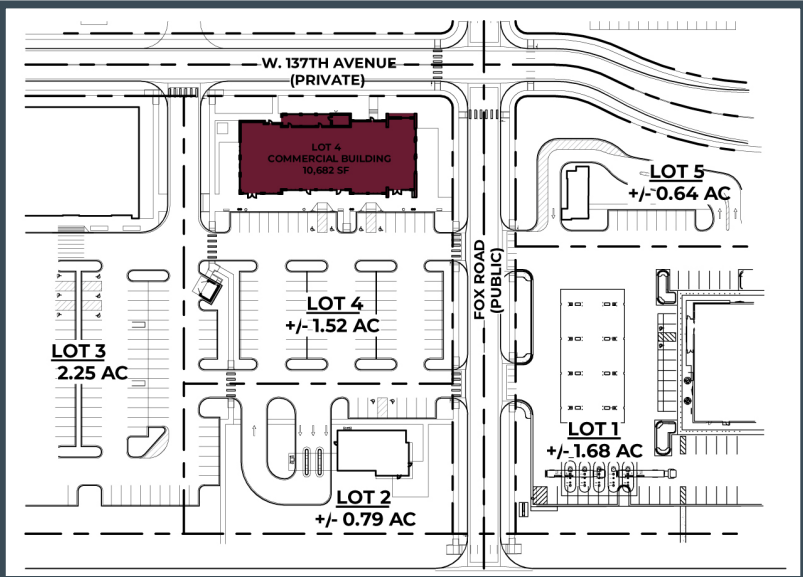


SITE PLAN OVERALL



SITE PLAN RETAIL CENTER





SITE PLAN LOT 4



FLOOR PLAN LOT 4



SOUTH (FRONT) ELEVATION



NORTH (REAR) ELEVATION



LOT 4 CONCEPTUAL RENDERING

***NOTE: INFORMATION PROVIDED IS PRELIMINARY THEREFORE IT IS SUBJECT TO REVISIONS

DEMOGRAPHICS

CATEGORIES	1 MILE	3 MILE	5 MILES
Estimated Population	8,989	89,648	252,416
Average Household Income	\$164,325	\$144,584	\$145,555
Daytime Population (Employees)	5,478	34,518	72,597
Number of Businesses	384	2,581	6,119

Source: Esri 2025

TRAFFIC COUNTS

LOCATION	CARS/DAY
136th Ave east of Huron St	27,963
136th west of Huron St	20,275 ³
I-25 north of 136th Ave	124,000 ¹
Huron St north of 136th Ave	13,850 ³

Source: ESRI 2018, ¹2023, DRCOG ²2018, ³2023





Map Agency: ALL INFORMATION TO BE INDEPENDENTLY VERIFIED.

SH SullivanHayes
BROKERAGE

TRANSWESTERN
REAL ESTATE
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