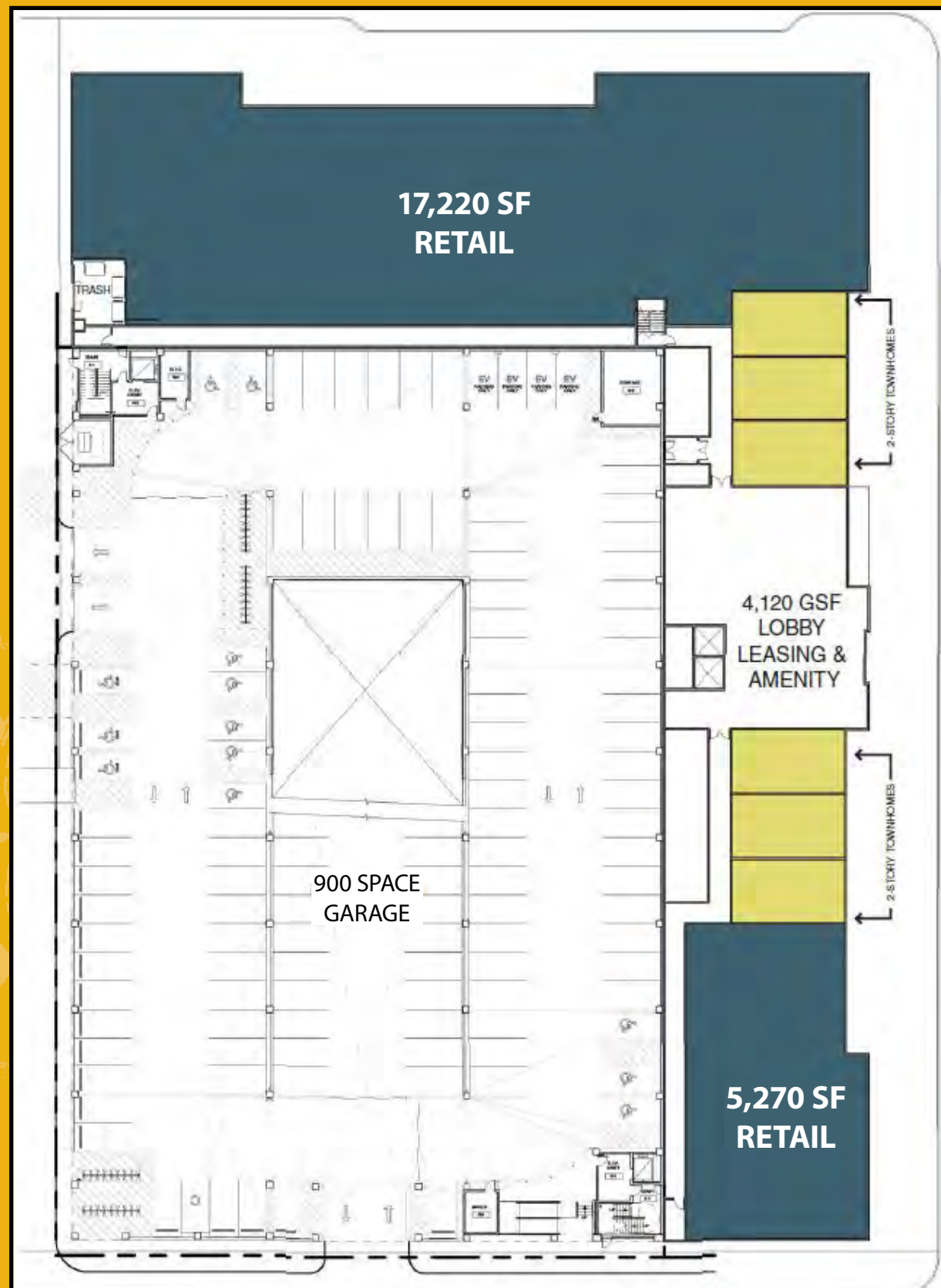




EATON STREET RETAIL

LEASE PLAN



NEW RETAIL SPACE IN DOWNTOWN WESTMINSTER



FOR LEASE

RESTAURANT/RETAIL SPACE

LOCATION: 89th Avenue and Eaton Street - Downtown Westminster, Colorado

AVAILABLE: 23,000 SF of ground floor retail to be delivered in 2019

DEMOGRAPHICS:

Primary Trade Area:	3 Mile	5 Mile	7 Mile
Population:	135,831	316,080	539,993
Average HH Income:	\$74,318	\$75,222	\$83,965
HH With Incomes Above \$75,000:	19,828	46,414	84,332

PROJECT HIGHLIGHTS:

- Part of new Downtown Westminster
- 120 multifamily units above retail
- Connected to 900 space parking garage
- Access to RTD regional stop and future Light Rail Station
- Located near Highway 36
- 118,000 Vehicles per Day
- 93,310 employees within 10-minute drive time of project

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KOELBEL



DOWNTOWN
WESTMINSTER

EATON STREET RETAIL AT DOWNTOWN WESTMINSTER



NOTABLE DEVELOPMENTS

- 1 Ascent - 285 MF units; 25k sf retail
- 2 Origin Hotel & Marczyk Fine Foods
- 3 Alamo Draffhouse Cinema
- 4 The Central Square
- 5 Block B3 - 240 MF units; 30k sf retail
- 6 JC Penney
- 7 The GRID - 80k sf office; 30k sf retail
- 8 900 Space Public Parking Garage

EATON STREET RETAIL



- 25,000 SF Retail
- 120 Multifamily Units
- Connected to Parking Garage
- Opening 2019

