

Artistic Rendering

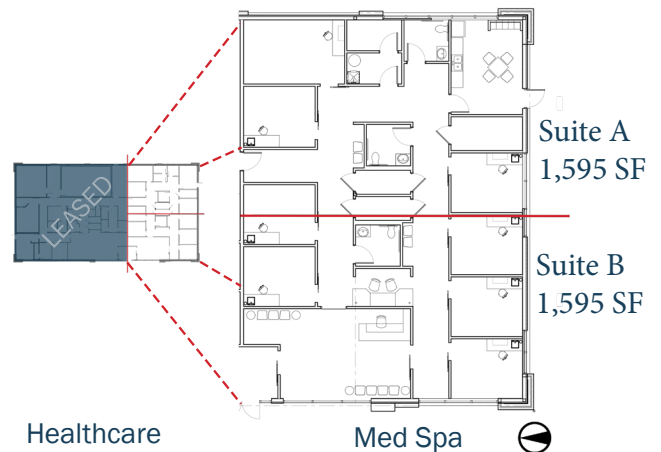


**Medical Office
 Quail Crossing**

13557 Huron St.
 Westminster, CO 80234

Property Overview

- Medical Office space for lease near I-25 corridor
- Join tenant in growing medical office location surrounded by St. Anthony North Hospital and other medical users.
- Located in the City of Westminster just 15 miles from downtown Denver
- 3,190 square feet of available space - divisible
- 1 story building for business or clinical use
- Easy access to I-25, E-470 and Huron St
- Storefront signage available



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Traffic Counts (2022)

| Street | Cross Street | Traffic Volume | Distance |
|-------------|--------------|----------------|----------|
| Huron St | N Huron St | 14,999 | .04 |
| W 134th Ave | W 133rd Way | 3,055 | .07 |
| W 136th Ave | Kalamath St | 21,041 | .17 |
| Huron St | W 136th Ave | 13,750 | .21 |
| W 136th Ave | Orchard Pkwy | 26,251 | .22 |

Demographics

| Radius | 1 mile | 3 miles | 5 miles |
|---------------------------|-----------|-----------|-----------|
| Population | | | |
| 2010 Census | 7,510 | 79,414 | 217,365 |
| 2022 Estimate | 8,358 | 89,706 | 254,083 |
| 2027 Projection | 8,903 | 96,528 | 273,712 |
| Households | | | |
| 2010 Census | 2,526 | 29,448 | 79,862 |
| 2022 Estimate | 2,802 | 32,734 | 91,453 |
| 2027 Projection | 2,981 | 35,119 | 98,237 |
| Household Income | | | |
| 2022 Avg Household Income | \$144,634 | \$122,109 | \$119,578 |
| 2022 Med Household Income | \$119,220 | \$ 97,437 | \$ 96,816 |



Disclaimer

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