

NOVERA

BUSINESS DISTRICT

Huron Street
Orchard Parkway
136th Avenue
144th Avenue
I-25

 Schuck
Chapman
Companies

 Transwestern



Location. The one word that determines value in the real estate sector and Novera Business District has it. Boasting frontage on and visibility from I-25, with access from 2 full interchanges, Novera is positioned at the gateway to explosive growth in the northern Denver Metro Area. Surrounded by high quality retail, entertainment, hospitality and medical uses, Novera offers 80 acres of commercial mixed use development opportunity in a 100% location.

In addition to being attractive to traditional office, Medical/Medical Office and Flex-Office Light Industrial/Warehouse uses, Novera offers a strategic location for users in the Life Science market, right in the middle of the #1 workforce in the country.

With entitlements and infrastructure in place, Novera Business District offers the right location for forward looking commercial uses.

Seller is willing to subdivide.



I-25

E-470

DENVER

BOULDER

DIA

2 MINUTES

5 MINUTES

20 MINUTES

30 MINUTES

30 MINUTES

PROJECT DETAILS

PLANNING AREAS

PA 1 **19.02 Acres**
 4.8 Acres Deals Pending;
 Co-marketing with
 Sullivan Hayes
[View Flyer Here](#)

PA 2 **28.08 Acres**
 Sold

PA 3 **26.65 Acres**
 Available

PA 4 **8.5 Acres**
 One parcel available

TOTAL **82.25 ACRES**

TOWN **COUNTY**
 Westminster Adams

LAND USE

Retail Commercial (PA 1 Only)

Office

Medical

Light Industrial

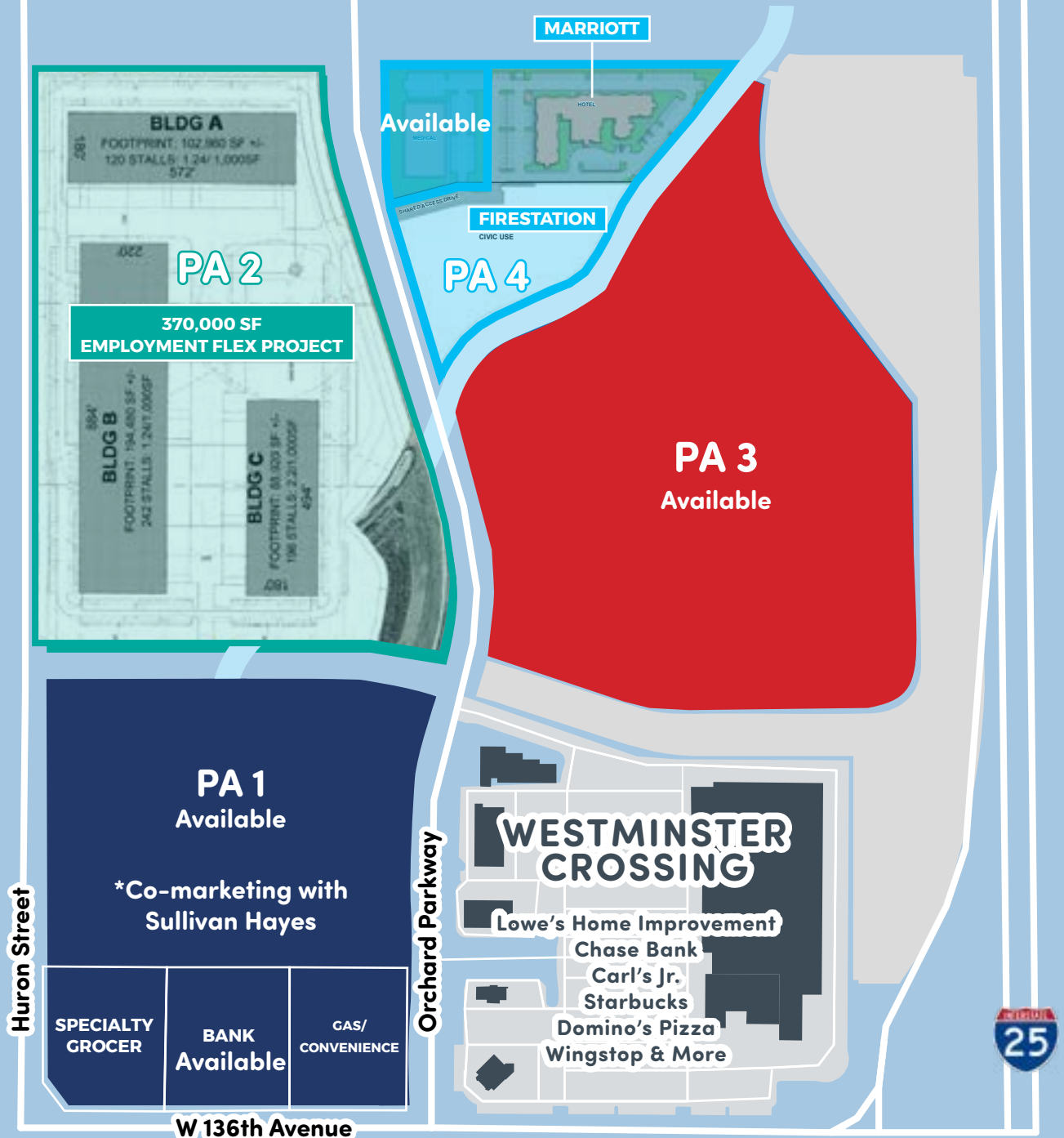
R&D

Hotel

Employment Flex

ZONING

PUD (Planned Unit Development)

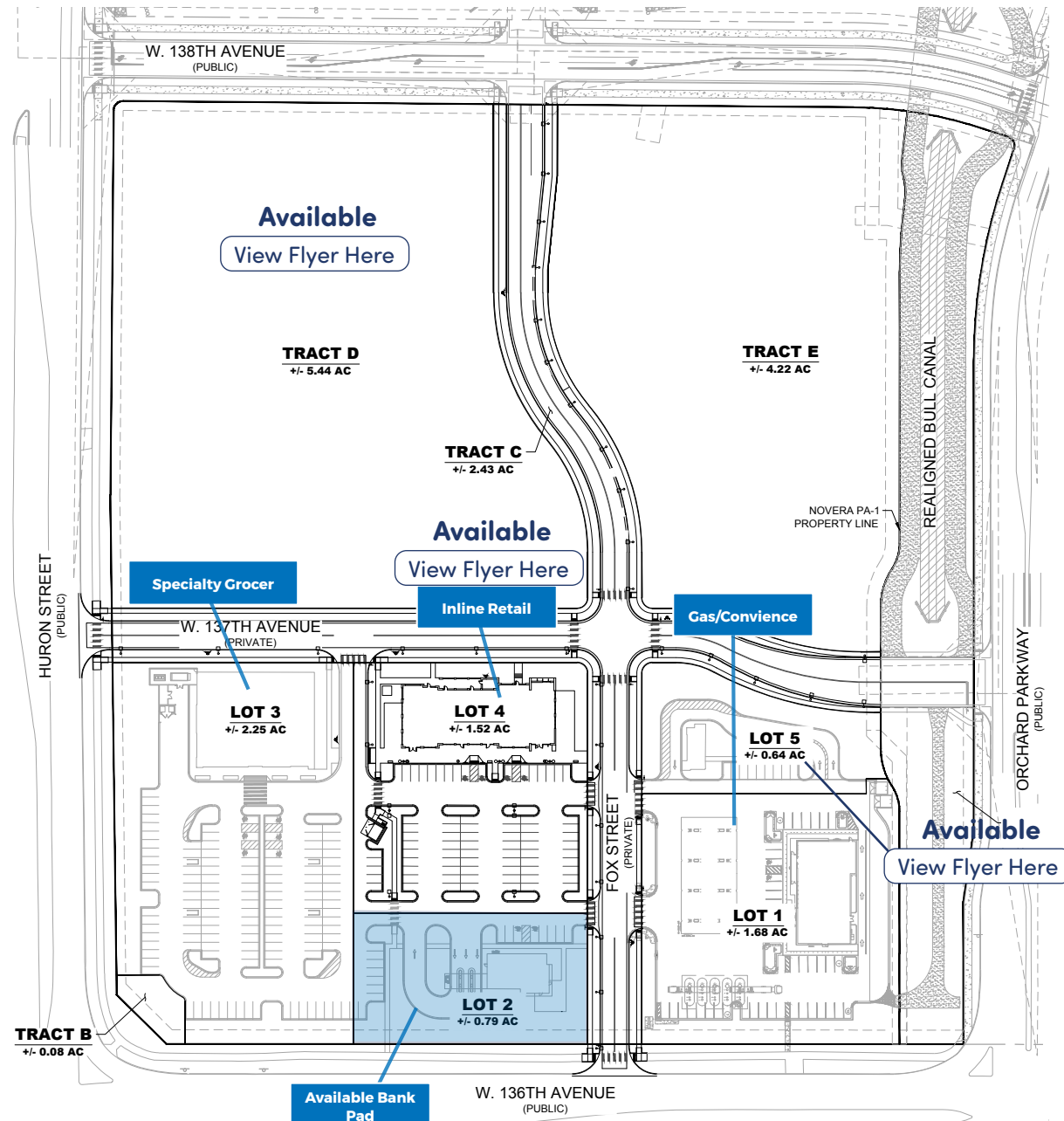


PA 1

PROJECT DETAILS

- .79 Acre Bank/Retail Pad
- Frontage on W. 136th Ave provides superior visibility
- Less than 1/2 mile from I-25 interchange
- Traffic count 27,963 cars per day
- Flanked by future Specialty Grocer and Gas/Convenience
- Last available Bank Pad on 136th Ave
- Multiple points of access

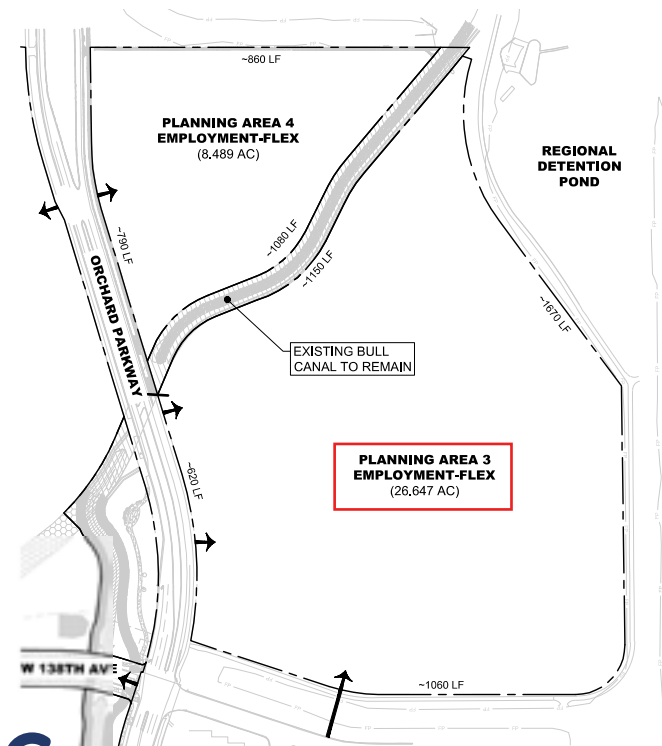
NOVERA BANK PAD



PA 3

PROJECT DETAILS

- Preliminary Development Plan approved
- 26.6 Acres available in bulk or divisible to smaller parcels
- Frontage and visibility on I-25
- Access from 136th Ave or 144th Ave via Orchard Parkway
- Shared signalized access with Lowe's retail center to the South



ZONING

Preliminary development plan defines medical facilities as; uses concerned with the diagnosis, treatment, and care of human beings. Including:

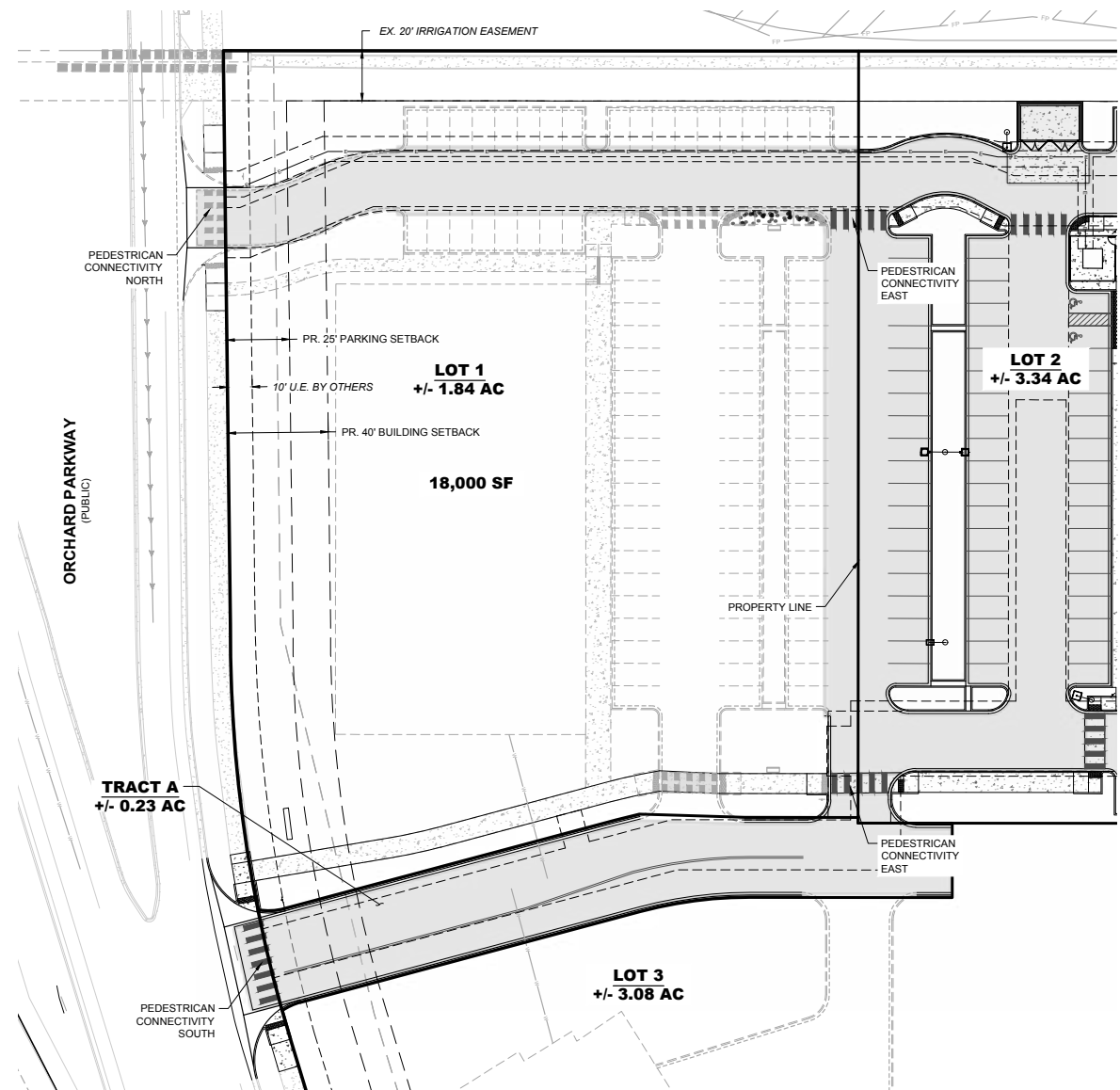
- Hospitals
- Medical Office Buildings
- Ambulatory Surgical Centers
- Dental Services
- Physician Offices or Clinics
- Counseling
- Laboratories
- Diagnostic Services
- Behavioral Health and Substance Abuse Facilities
- Short-Term Rehabilitation or Skilled Nursing Facilities (intended for people recovering from disabilities caused by injuries, illness, or surgery with stays of 100 days or less)
- Research and Development facilities

(Warehouse of medical products and long-term residential care facilities are not medical facilities.)

PA 4

PROJECT DETAILS

- 1.84 acre Medical Office, Research and Development
- Immediate access and frontage on Orchard Parkway
- Adjacent to proposed Marriot Hotel and new Westminster Fire Station
- Directly South of St. Anthony Hospital but not subject to affiliation covenants
- Suitable for 18,000 SF facility, if only 1 story in height



VISIBILITY

Novera has 1,500 feet of frontage on I-25 and is situated between two major exits at 136th and 144th avenues. The property is visible to over 165,000 passerbys every day.

I-25

125,186
CARS DAILY

W 136TH AVENUE

27,963
CARS DAILY

HURON STREET

14,000
CARS DAILY



AREA AMENITIES

● RESTAURANTS

3 MARGARITAS
ABBOTT'S FROZEN CUSTARD
ALLEGRO COFFEE
ARBY'S
ASTI D'ITALIA
BLACKJACK PIZZA
CARL'S JR.
CHEEKY MONK BELGIAN BEER CAFE
CHICK-FIL-A
CHICO'S MEXICAN FOOD
CORONA'S MEXICAN GRILL
COSTA VIDA
CROSSROADS TAVERN AND GRILLE
DOMINO'S
DUNKIN'
EINSTEIN BROS. BAGELS
FIREHOUSE SUBS
FREDDY'S
GO FISH SUSHI
HAPPY SUMO
HUHOT
IN-N-OUT BURGER
JACK IN THE BOX
JAPON ROLLS & BOWLS
JIMMY JOHN'S
KFC
LAKE AVE INN
LE PEEP - BROADLANDS
MCDONALD'S
MIMI'S CAFE
NEXT DOOR
NICK-N-WILLY'S PIZZA
NOODLES & COMPANY
PANERA BREAD
PAPA MAZOTTI'SL HOMESTYLE ITALIAN FOOD
PAPA MURPHY'S
POPEYES
RAISING CANE'S
RED ROBIN
RENEGADE BURRITO
ROSA MEXICAN KITCHEN
RUSTY BUCKET RESTAURANT & TAVERN
SAIGON DRAGON
SMASHBURGER
SNOOZE AN AM EATERY
SONIC
STARBUCKS
SUBWAY
SUGARFIRE SMOKE HOUSE
TACO BELL
TACO JOHN'S
TOUS LES JOURS
WENDY'S
WHICH WICH?

● RETAIL

5.11 TACTICAL
7-ELEVEN
ADVANCE AUTO PARTS
ALTA CONVENIENCE
APPLEJACK WINE & SPIRITS
BROADLANDS LIQUORS
BROADLANDS SHOPPING CENTER
BURLINGTON
CENTURYLINK
CIRCLE K
COBBLESTONE CROSSING
COLUMBINE MEADOWS
DENVER PREMIUM OUTLETS
DESTINATION XL
DOLLAR TREE
EDDIE BAUER
FAMOUS FOOTWEAR
FIRESTONE
HOBBY LOBBY
HOMEGOODS
HURON LIQUOR
JCPENNEY
KING SOOPERS
KUM & GO
LA-Z-BOY
MACY'S
MARSHALLS
MASSAGE GREEN SPA
MASSAGE HEIGHTS
MAURICES
MURPHY EXPRESS
NORDSTROM RACK
OFF BROADWAY
OLD NAVY
ORCHARD PARK PLACE
ORCHARD WINE & SPIRITS
PETSMART
ROSS
SAFEWAY
SECURCARE SELF STORAGE
SHOPS AT QUAIL CREEK
TARGET
THE GROVE
THE ORCHARD TOWN CENTER
TJ MAXX
VICTORIA'S SECRET
WALGREENS
WALMART SUPERCENTER
WESTLAKE CENTER
WESTMINSTER CROSSING
WILLOW RUN PLAZA

HOTELS

ALOFT DENVER NORTH
(WESTMINSTER)
CANDLEWOOD SUITES DENVER
NORTH (THORNTON)
COURTYARD BY MARRIOTT DENVER
(NORTH/WESTMINSTER)
STAYBRIDGE SUITES DENVER NORTH
(THORNTON)

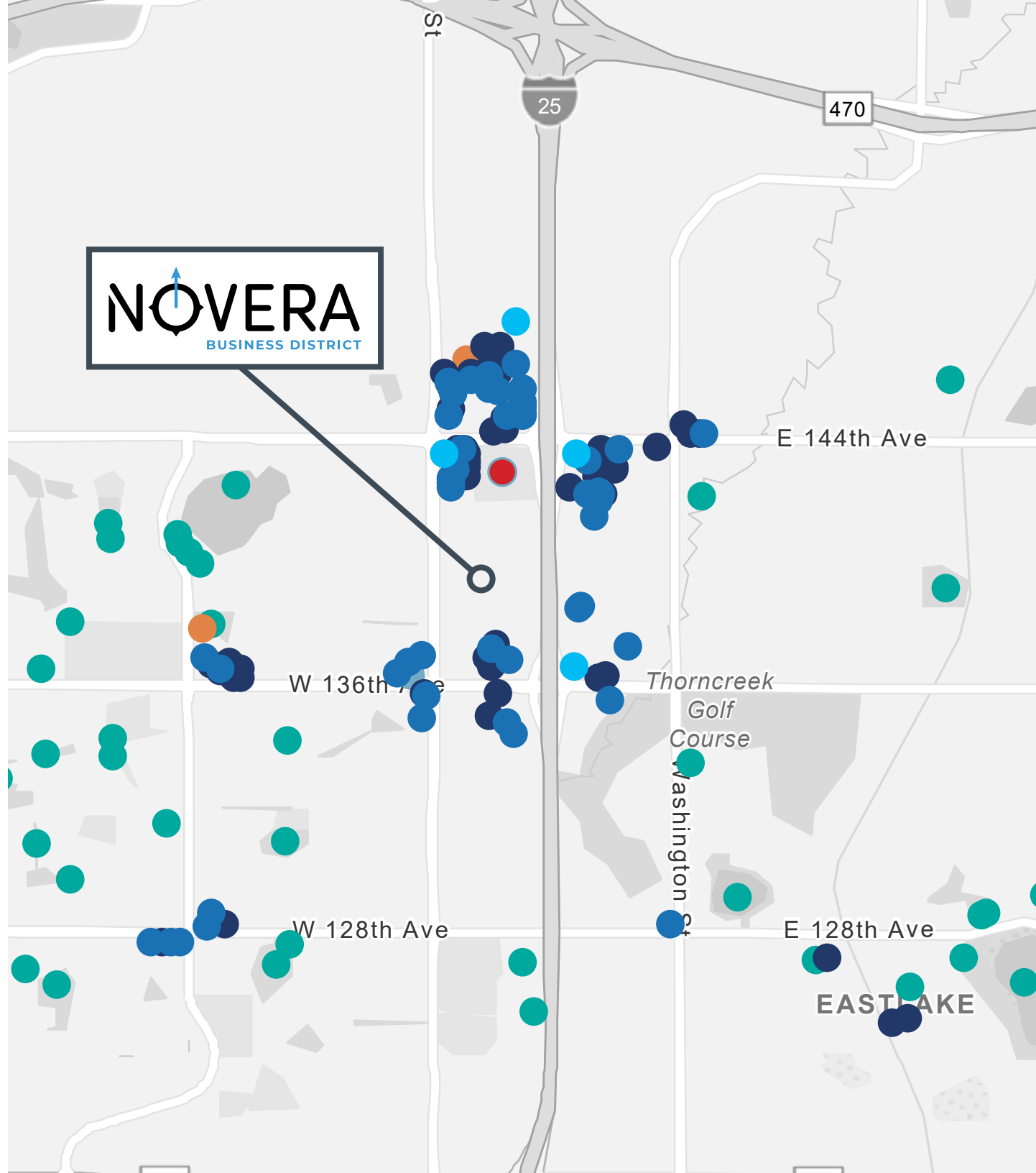
HEALTH FACILITIES

FIRST CHOICE EMERGENCY ROOM
METRO URGENT CARE
CENTURA SAINT ANTHONY NORTH
HOSPITAL

OTHER

AMC ORCHARD 12
GLOBAL SUPREMACY
LOTUS
SEASON CYCLE
SUNDOWN ALTAR
WILDGRASS

PARKS & RECREATION



AREA OVERVIEW

After a decade of explosive population and job growth across Colorado, recent years have shown more moderate expansion—mirroring national trends as businesses and tenants adopt a wait-and-see approach amid lingering post-pandemic uncertainties and global trade volatility.

Despite these headwinds, Colorado continues to stand out as a top-tier business environment. CNBC's annual state rankings place Colorado in the top quartile across multiple categories, with the state ranking #11 for Workforce and #14 for Innovation & Technology. This reflects the continued strength of Colorado's labor market and its appeal to highly skilled professionals drawn to the region's robust tech, energy, and healthcare sectors.

Strategically located within a region poised to become one of the nation's premier biotech hubs, Novera is exceptionally well-positioned to capitalize on future demand. The site offers unparalleled regional access—with direct connectivity via US-36 and Northwest Parkway to Boulder, and quick access to I-25 for efficient travel to Denver, Fort Collins, and Greeley—all within an hour's drive.

POPULATION

238,381

WITHIN 5 MILES OF
NOVERA BUSINESS
DISTRICT

DENVER COUNTY

10.90%

10-Year Growth

WELD COUNTY

33.27%

10-Year Growth

BOULDER COUNTY

5.07%

10-Year Growth

For the last 30 years Colorado has ranked in the top bracket for population growth across all US states. Most of the growth has been concentrated along the front range, especially Denver, and now Colorado Springs and Northern Colorado.

WESTMINSTER DEVELOPMENT LANDSCAPE

21.8 million SF is in the Westminster development pipeline (under construction, in final planning, or proposed)

36% of projects currently under construction or in the final planning stages are **FLEX AND INDUSTRIAL PROPERTIES**

32% of projects currently under construction or in the final planning stages are **MULTI-FAMILY AND RETAIL**

Colorado continues to be ranked amongst the best places for business by CNBC

#16
OVERALL

#11
WORKFORCE

#14
TECH & INNOVATION

#12
ECONOMY & EDUCATION

	Total	Under Construction	% of Total	Final Planning	% of Total	Proposed	% of Total
Flex	2	0	0%	0	0%	2	100%
Health Care	1	0	0%	0	0%	1	100%
Hospitality	7	0	0%	2	29%	5	71%
Industrial	17	6	35%	0	0%	11	65%
Multi-Family	11	6	55%	1	9%	4	36%
Office	8	0	0%	0	0%	8	100%
Retail	6	1	17%	0	0%	5	83%
Specialty	1	0	0%	0	0%	1	100%
TOTAL	53	13	25%	3	9%	37	70%

DEVELOPMENTS

MULTI-FAMILY

1	Novel Flat Iron Crossing Final Planning 400,000 SF
2	D5 Build-to-Suite Proposed 600,000 SF
3	Sundar Apartments Proposed 684,000 SF
4	Uplands Proposed 2,350,000 SF
5	Harvest Hill Proposed 160,000 SF
6	Velo Interlocken Under Construction 300,000 SF
7	Cadence Broomfield Under Construction 201,036 SF
8	Overlook at Uplands Under Construction 234,000 SF
9	Wadsworth Junction Under Construction 100,000 SF

INDUSTRIAL

10	5280 Logistic Park Proposed 121,620 SF
11	SWC 148th Ave Building 1 Proposed 123,060 SF
12	Redtail Ridge Industrial District Proposed 1,227,000 SF
13	SWC 148th Ave Building 2 Proposed 129,140 SF
14	15770 Washington St Proposed 145,524 SF
15	Eagle 25 Logistics Center Proposed 202,497 SF
16	300 E 128th Ave Under Construction 119,947 SF
17	11829 Simms St Under Construction 220,500 SF
18	112030 Wadsworth Pky Under Construction 150,600 SF

HOSPITALITY

19	ECHO Suite Extended Stay by Wyndham Thornton Final Planning 51,070 SF
20	Hampton by Hilton Thornton Denver North Final Planning 45,500 SF
21	Home2 Suites by Hilton Broomfield Denver Proposed 53,500 SF
22	Holiday Inn Denver North Westminster Proposed 40,000 SF
23	Sleep Inn & Suites Henderson Proposed 25,000 SF
24	MainStay Suites Henderson Proposed 20,000 SF

FLEX

31	Redtail Ridge Life Sciences District Proposed 1,020,272 SF
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OFFICE

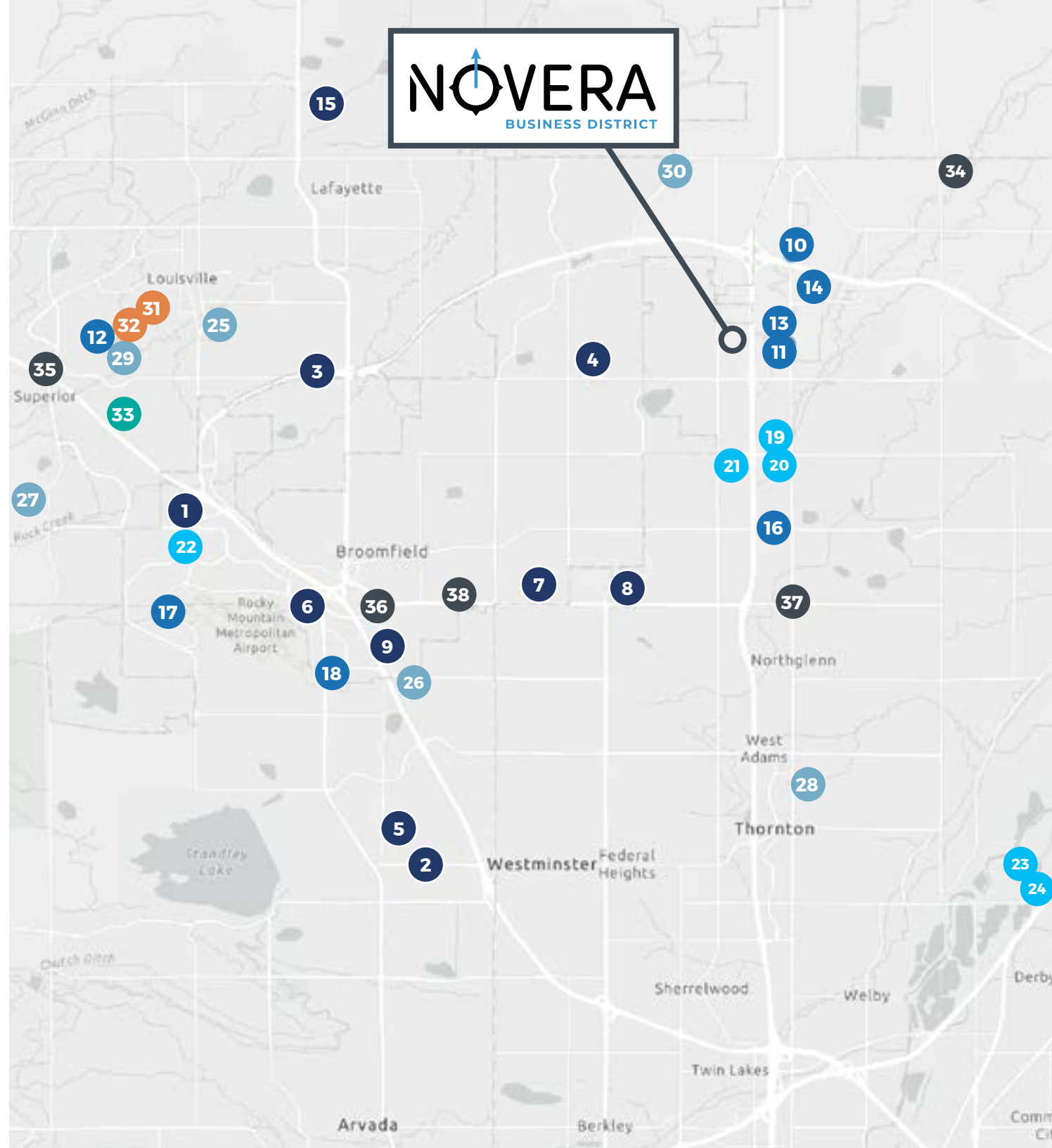
25	CTC Cantilevers Proposed 100,000 SF
26	11090 Circle Point Rd Proposed 220,000 SF
27	Coal Creek Office Proposed 123,000 SF (2 Buildings)
28	11835 Quantum Pky Proposed 101,200 SF
29	Redtail Ridge Office District Proposed 360,000 SF
30	16772 Sheridan Pky Proposed 100,000 SF
32	Redtail Ridge R&D District Proposed 117,820 SF

HEALTHCARE

33	88th St & Campus Dr Proposed 18,000 SF
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RETAIL

34	4 Proposed 63,357 SF
35	Downtown Superior Phase 2 Under Construction 23,151 SF
36	Build-to-Suit on Parcel D Proposed 50,056 SF
37	Larkridge Building 9 Proposed 16,000 SF
38	Fowler Chevrolet Under Construction 38,000 SF





SALES INFORMATION

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 **TRANSWESTERN** REAL ESTATE SERVICES

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