



Solaire Shoppes

8801-9031 Harlan Street, Westminster, CO



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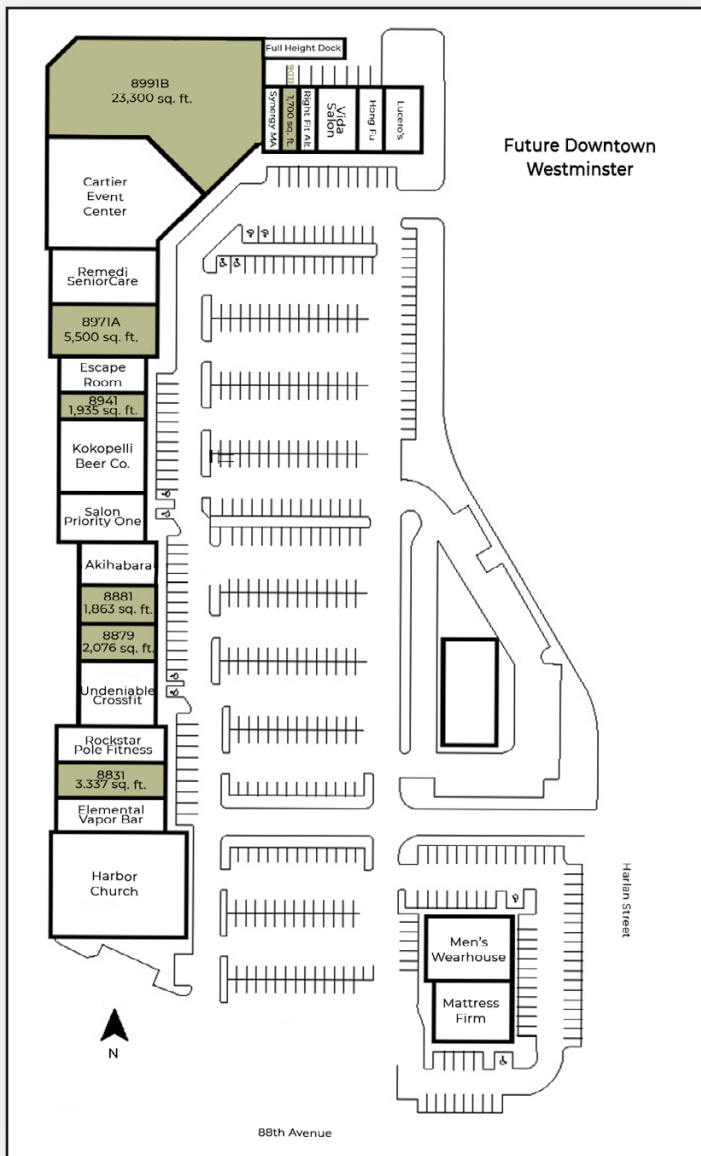
Retail in the New Downtown Westminster

| | |
|----------------------|------------------------|
| Available Space | 1,700 - 23,300 sq. ft. |
| Lease Rate / sq. ft. | \$7.00 - \$9.50 NNN |
| Expenses / sq. ft. | \$4.64* |

*Not Including Utilities

- Variety of Suite Sizes & Configurations Available for Virtually Any Retail Use!
- Extensively Upgraded Building with New Facade
- Energy Efficient Building with Low Operating Costs Due to New Solar Power & LED Lighting
- Located Adjacent the New Westminster Downtown Redevelopment and Future RTD Fastracks Station, Located on RTD Route #31
- High Visibility - 26,000 Cars per Day (2016 CoStar Estimate)

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



Current Tenants at Solaire Shoppes

9031 - Lucero's Mexican Restaurant

9027 - Hong Fu Chinese Restaurant

9021 - Vida Salon

9017 - Right Fit Alterations

9011 - 1,700 sq. ft. - \$9.00 NNN (Avail. 3/2021)

9001 - Synergy Martial Arts

8991B - 23,300 sq. ft. - \$7.50-\$9.50 NNN

8991A - The Cartier Event

8971B - Remedi SeniorCare

8971A - 5,500 sq. ft. - \$9.00 NNN

8951 - Escape Room Westminster

8941 - 1,935 sq. ft. - \$7.00 NNN (Sublease)

8911 - Salon Priority One

8901 & 8991 - Akihabara, Inc.

8881 - 1,863 sq. ft. - \$9.00 NNN

8879 - 2,076 sq. ft. - \$9.00 NNN

8861 - CrossFit Undeniable

8841 - Rockstar Pole Fitness

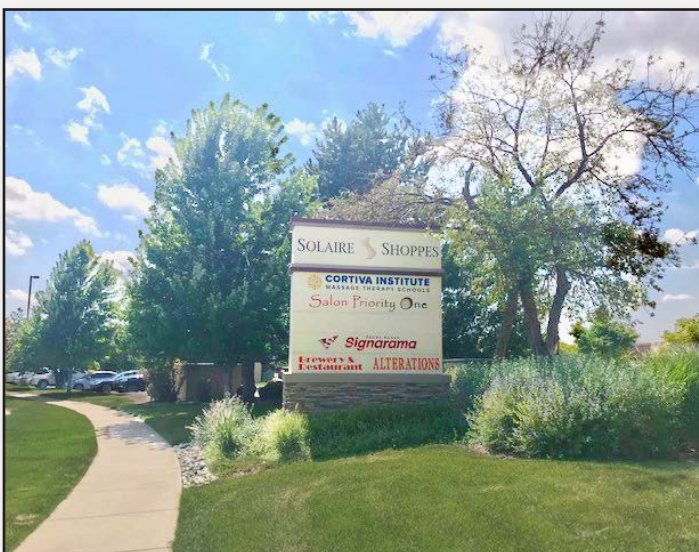
8831 - 3,337 sq. ft. - \$9.00 NNN

8821 - Elemental Vapor Bar

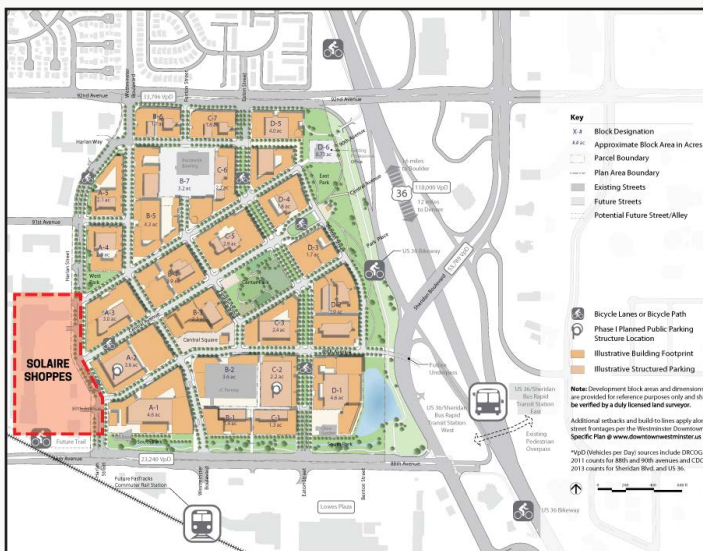
8811 - Harbor Church

8801C - Men's Wearhouse

8801 - Mile High Mattress



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