

# Westminster Colorado RTD Light Rail Station Development Opportunity



**Northgate Shopping Center**  
> 46,140 SqFt Walmart Neighborhood Grocery  
> 11,950 SqFt In-line Retail Space  
> Center 100% leased



**Northgate Center**  
Subject Property  
> 27.5 acres designated TMUND by the City of Westminster Comp Plan  
> Urban Renewal District  
> Northgate Water District (Metro District)

**Subject Property**  
27.5 Acres

**135 Acres Westminister Station  
Redevelopment Area**

**500 Car  
Parking  
Garage**

**Westminister Station**  
opening Summer 2016

**Little Dry Creek Park**

**Pomponio  
Terrace  
+/- 248 Units**

**Midtown at  
Clear Creek  
+/- 1,300 Units**

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# NORTHGATE CENTER

NORTHGATE CENTER IS A 27.5-ACRE DEVELOPMENT SITE LOCATED IN WESTMINSTER COLORADO. LOCATED ON THE EAST SIDE OF FEDERAL BOULEVARD, SOUTH OF 71<sup>ST</sup> STREET AND NORTH OF 69<sup>TH</sup> STREET THE PROPERTY IS DIRECTLY ADJACENT TO THE NEW WESTMINSTER STATION. WESTMINSTER STATION IS A 135-ACRE CITY OF WESTMINSTER REDEVELOPMENT, AROUND AND INCLUDING THE NEW RTD LIGHT RAIL STATION SCHEDULED TO OPEN THIS SUMMER. AS PART OF THE RTD LIGHT RAIL STATION THE CITY OF WESTMINSTER IS CONSTRUCTING A NEW \$8,000,000 MULTI-LEVEL PARKING STRUCTURE WITH THE INITIAL PHASE ACCOMMODATING 500 VEHICLES, WITH FUTURE EXPANSION UP TO 1,200 VEHICLES. THE ACCESS TO THE NEW GARAGE



WILL BE 71<sup>ST</sup> STREET, WHICH WILL TRAVERSE THROUGH THE NORTHGATE PROPERTY CREATING SIGNIFICANT COMMERCIAL OPPORTUNITIES. IN ADDITION TO THE REDEVELOPMENT THE CITY HAS UNDERTAKEN, ADAMS COUNTY HAS MOUNTED A SIGNIFICANT

REDEVELOPMENT PLAN FOR FEDERAL HIGHWAY FROM WEST 72<sup>ND</sup> AVENUE TO WEST 52<sup>ND</sup> AVENUE (SEE ATTACHED WEBSITE).

CONTIGUOUS TO THE 27.5 ACRE DEVELOPMENT SITE IS NORTHGATE SHOPPING CENTER A WALMART NEIGHBORHOOD GROCERY ANCHORED 58,090 SQUARE FOOT CENTER WHICH IS CURRENTLY 100% LEASED. THE CENTER WENT THROUGH A TOTAL RENOVATION IN 2007/08 AND WALMART, WHO IS IN THE FIRST YEAR OF THEIR INTIAL TEN YEAR LEASE WITH SIX FIVE YEAR EXTENTIONS, SPENT EXTENSIVE FUNDS ON BOTH INTERIOR AND EXTERIOR RENNOVATIONS PRIOR TO THEIR OCCUPANY.

THE SHOPPING CENTER COULD BE PURCHASED WITH THE 27.5 ACRE DEVELOPMENT PARCEL AS A PACKAGE DEAL.

## LINKS TO RELATED WEBSITES

[Westminster Station/TOD project update:](#)

[Federal Boulevard Framework Plan](#)

[Westminster Station \(Commuter Rail\)/Station Plaza North](#)

[B Line to Westminster / ARRIVING SUMMER 2016](#)

[Westminster Station / Norris Design](#)

