



INTERPARK

B R O O M F I E L D I C O L O R A D O

NWC 112TH AVENUE & MAIN STREET



RETAIL PAD SITES AVAILABLE!



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SITE INFORMATION:



Pad Site Size: Lot 1: 1.064 AC (46,334 SF)
Lot 2: 1.104 AC (48,105 SF)



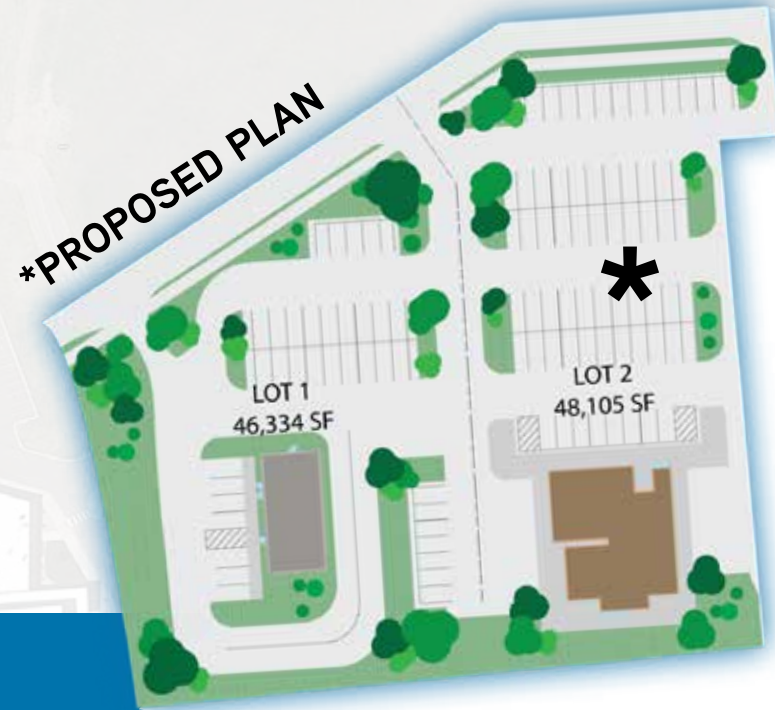
Sale Price: \$19.00/SF-\$22.00/SF



Ground Lease: Contact Broker for Pricing

HIGHLIGHTS:

- Located at the epicenter of Broomfield's growing population
- Across from the Arista Development – 400 residential units with 450+ units planned, 1,397 MF units, 139 room Aloft hotel & 2.6 M SF of commercial development
- Retail pad sites part of mixed-use project comprised of industrial, hospitality, office and retail
- Jefferson Academy located directly west of site with 897 students and an open campus/lunch policy
- Space on monument signage @ 113th & Main St. and 112th & Reed Way
- Drive-thru an allowed use
- Regional detention located off site
- Over 240k Industrial space directly north



DEMOGRAPHICS

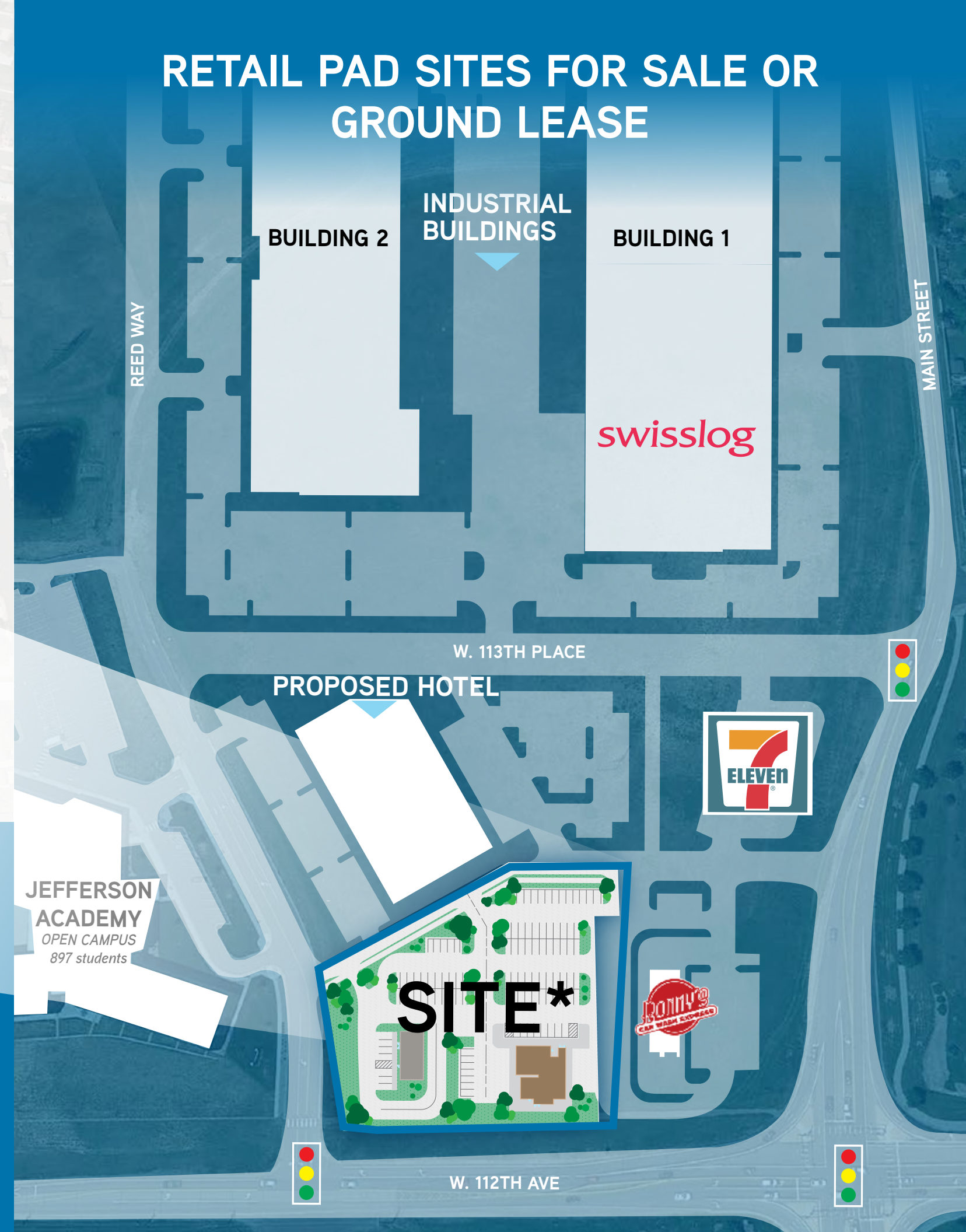
	1 MILE	3 MILES	5 MILES
Population:	10,690	90,327	255,924
Daytime Population:	11,858	83,563	215,891
Avg. HH Income:	\$98,147	\$103,393	\$92,043

ESRI 2017 Estimates

TRAFFIC COUNTS:

Main St. North of W. 112th Ave.: **14,145 VPD**
Main St. South of W. 112th Ave.: **15,344 VPD**
W. 112th Ave. East of Main St.: **15,676**
CDOT & MPSI 2015/2016 Estimates

RETAIL PAD SITES FOR SALE OR GROUND LEASE



BUILDING 2

INDUSTRIAL BUILDINGS

BUILDING 1

swisslog

PROPOSED HOTEL



JEFFERSON ACADEMY
OPEN CAMPUS
897 students

SITE*



W. 112TH AVE