

INTERPARK

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

NWC 112TH AVENUE & MAIN STREET



**RETAIL
PAD SITES
AVAILABLE**



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PAD SITE SIZE

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



SALE PRICE

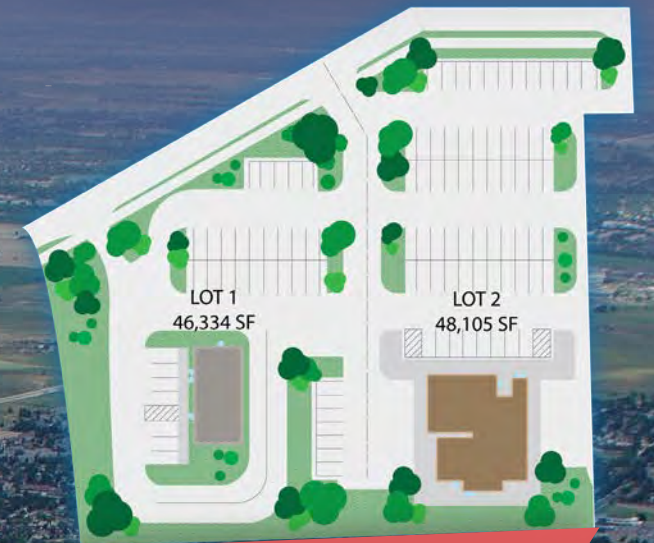
\$19.00/SF - \$22.00/SF



GROUND LEASE

Contact Broker
for Pricing

PROPOSED PLAN



GC IMPORTS - 50 EMPLOYEES
mks - 150 EMPLOYEES
swisslog - 100 EMPLOYEES

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, office and retail
- Jefferson Academy located directly west of site with 825 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

TRAFFIC COUNTS

Main St. North of W. 112th Ave: **14,002 VPD**

Main St. South of W. 112th Ave: **18,680 VPD**

W. 112th Ave East of Main St.: **15,076 VPD**

W. 112th Ave West of Main St.: **12,808 VPD**

MPSI 2018 & 2020 Estimates

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,881	92,520	259,116
Daytime Population	13,616	94,749	242,846
Avg. HH Income	\$105,289	\$114,232	\$102,221

ESRI 2020 Estimates

