1.7 ACRES IMPROVED PAD AVAILABLE IN BROOMFIELD

SEC NORTHWEST PARKWAY & VIA VARRA

BROOMFIELD, COLORADO

FOR SALE: $850,000

PROPERTY HIGHLIGHTS

Suitable for hospitality, medical, senior living, QSR, coffee, restaurants

Construction of future access drive between Via Varra and property to be reimbursed by adjacent lot owner

2" water and 12"/18" sewer stubs and dry utilities installed to property

Offsite work complete

No onsite detention required

Zoned PUD

PAD 2
1.7 GROSS AC / 1.3 NET AC

Evergreen

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Heather Wiseman - Owner's Representative
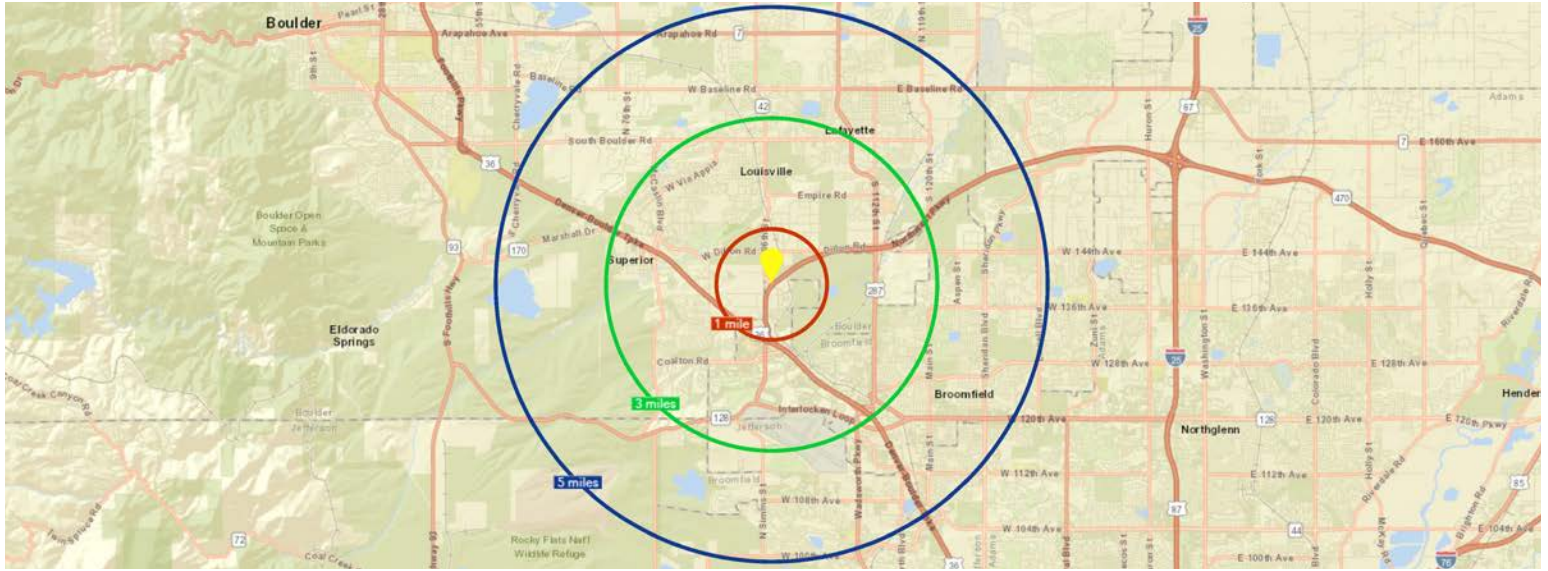303.656.8713
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FLATIRON CROSSING
1,950,000 SQ FT

SITE

OVER 2,000 EXISTING
RESIDENTIAL UNITS

MIDCITIES
2.9 MILLION SQ FT

INTERLOCKEN
10.5 MILLION SQ FT

ROCKY MOUNTAIN
METROPOLITAN
AIRPORT

EMPIRE RD

96TH ST

MAP COURTESY OF GOOGLE EARTH 2022

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AREA DEMOGRAPHICS

MAP COURTESY OF ESRI 2022

DEMOGRAPHICS | COMPARISON SUMMARY

CATEGORIES	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	3,090	55,278	137,925
PROJ. POPULATION IN 2027	3,274	57,391	142,972
AVG. HOUSEHOLD INCOME	$132,217	$154,658	$150,878
DAYTIME POPULATION (EMPLOYEES)	2,346	46,876	79,085

SOURCE: ESRI 2022

TRAFFIC COUNTS

LOCATION	CARS/DAY
Northwest Pkwy southwest of Via Varra	25,000
96th St northwest of Northwest Pkwy	20,000
Hwy 36 southeast of Northwest Pkwy	95,648

SOURCE: ESRI 2019

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BROKER CONTACT

ABOUT
SULLIVANHAYES

SullivanHayes Brokerage is Colorado's premier, full service retail brokerage company assisting tenants, landlords, and developers. We have enjoyed a rich history serving the commercial real estate industry since 1978. SullivanHayes is proud to have helped some of the most sophisticated national retailers and landlords expand throughout Colorado, as well as passionate local concepts and developers that make our community vibrant and dynamic.

VISIT: www.sullivanhayes.com

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