



# FOR SALE

*Development Site entitled for 116 senior living units*  
**12780 Julian Broomfield CO 80020**

**VISTA COMMERCIAL ADVISORS INC.**  
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## KEY FEATURES

- \$ 2,320,000** (= \$20k per door)
- Approximately 7.3 +/- Acres** (~\$7.30 psf)
- Entitled in 2007 as Mountain Terrace**  
*(plan of record has 90 assisted and 26 independent)*
- Zoned B-2 PUD** *(flexible commercial zone)*
- SEC of Lowell and 128<sup>th</sup>** *(last hard corner in area)*

For more details, call or email:

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**303-809-8368**

## DEMOGRAPHICS *(radius miles)*

	<b>1</b>	<b>3</b>	<b>5</b>
<b>Population</b>	14,149	91,686	218,121
<b>Median Inc</b>	\$87,203	\$95,662	\$83,882
<b>Employees</b>	1,806	27,370	80,742
<b>Businesses</b>	206	2,883	7,344

