

# NEW PADS AVAILABLE

SEC NORTHWEST PARKWAY & VIA VARRA (96TH STREET) | BROOMFIELD, COLORADO



## INFORMATION

- PADS available
- Northwest Parkway frontage
- 1,861 planned & existing units in the immediate trade area
- Limited competition

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	4,561	41,321	133,685
Avg Household Inc	\$88,007	\$101,791	\$100,822
Employees	11,761	38,440	73,902
Businesses	453	2,358	5,958

Demographics Source: Applied Geographic Solutions 2015

## TRAFFIC COUNTS

On Hwy 36 northwest of Northwest Pkwy	73,000 cars/day
On Hwy 36 southeast of Northwest Pkwy	71,000 cars/day
On Northwest Pkwy West of 112th St	11,000 cars/day
On Via Varra east of Northwest Pkwy	3,665 cars/day <sup>1</sup>
On 96th St south of Dillon Rd	16,314 cars/day <sup>2</sup>
On Northwest Pkwy south of Via Varra	25,969 cars/day <sup>3</sup>

Source: CDOT 2014; DRCOG '2012, '2013, '2014

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AERIAL PROVIDED BY GOOGLE EARTH

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**SITE**

**FRANK VARRA**  
13 APPROVED UNITS

**WHISTLE PIG**  
14 PLANNED UNITS

**BROOMFIELD BC**  
2.3 MILLION SF  
OF OFFICE SPACE

**BUSINESS  
CENTER APTS**  
288 APPROVED UNITS

**OVERLOOK DISTRICT**  
172,000 SF &  
378 APPROVED UNITS

**RETREAT @ FLATIRONS**  
374 APPROVED UNITS

**COUNTRY ESTATES**  
364 PLANNED UNITS

**PLANNED HOTEL**  
173 ROOMS

**PARKWAY CIRCLE**  
648 APPROVED UNITS

**FLATIRON CROSSING**  
1,950,000 APPROVED SQ FT

**FLATIRON  
MARKETPLACE**

**UNDER CONST**

**UNDER CONST**

**SAFEGWAY**

**MIDCITIES**  
2.9 MILLION APPROVED SQ FT

**Pier 1 imports**

**Famous Footwear**

**BEST BUY**

**at home**

**THE HOME DEPOT**

**KING Soopers**

**PETCO**  
Where the pets go.

**SUPERCENTER Walmart**  
Save money. Live better.

**INTERLOCKEN**  
10.5 MILLION APPROVED SQ FT

**DSW**  
SUPERCENTER  
Walmart  
See money. Live better.

**ROCKY MOUNTAIN  
METROPOLITAN  
AIRPORT**

**36**

**SAFEGWAY**

**120TH ST**

**KOHL'S**

**287**

**SPROUTS**  
FARMERS MARKET

**24 Hour FITNESS**

**Walgreens**

**BIG LOTS!**

**ARISTA**  
3.3 MILLION APPROVED SQ FT

