

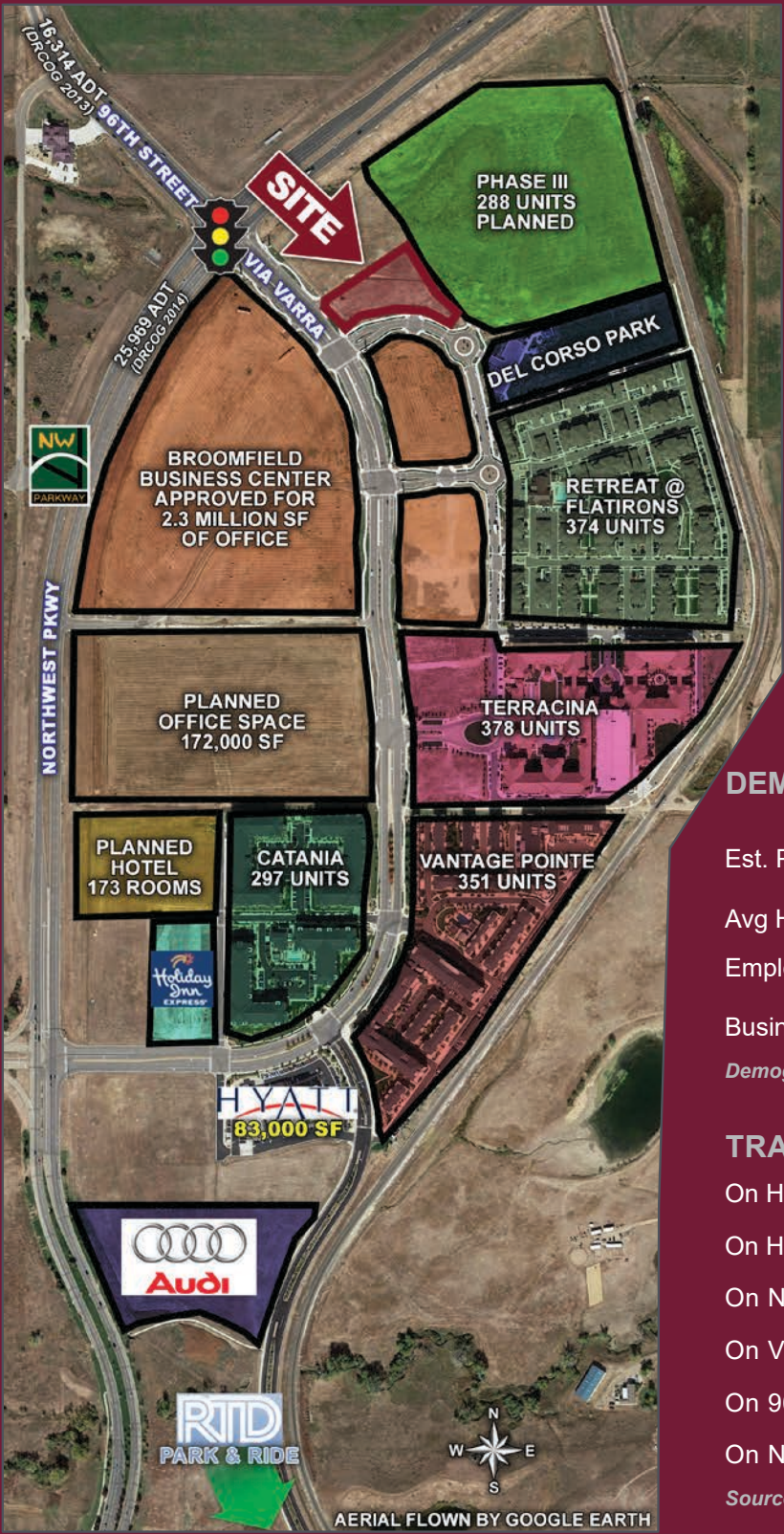
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SEC NORTHWEST PARKWAY & VIA VARRA (96TH STREET) | BROOMFIELD, COLORADO

# BROOMFIELD PAD AVAILABLE

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



## INFORMATION

- Pad 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	2,574	52,886	133,640
Avg Household Inc	\$90,190	\$110,815	\$108,254
Employees	2,171	42,088	73,483
Businesses	162	3,179	6,514

Demographics Source: Applied Geographic Solutions 2017

## TRAFFICCOUNTS

On Hwy 36 northwest of Northwest Pkwy	79,000 cars/day
On Hwy 36 southeast of Northwest Pkwy	76,000 cars/day
On Northwest Pkwy West of Hwy 287	12,000 cars/day
On Via Varra east of Northwest Pkwy	3,044 cars/day <sup>1</sup>
On 96th St south of Dillon Rd	19,690 cars/day <sup>2</sup>
On Northwest Pkwy south of Via Varra	19,444 cars/day <sup>1</sup>

Source: CDOT 2016; DRCOG '2015, '2016

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