

10 GARDEN CENTER
BROOMFIELD, CO 80020

ORTHODONTIST
Joseph B. Dankey, DDS



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ORTHO/DENTAL/GENERAL OFFICE FOR SALE IN BROOMFIELD

3,800 SF FOR OWNER-USER TO OCCUPY

2,200 SF LOWER LEVEL TENANT PROVIDES IN-PLACE INCOME

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REAL ESTATE GROUP

JEFF BRANDON

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PROPERTY SUMMARY

Fully-equipped orthodontist office, centrally located in Broomfield, CO for Sale. Conveniently located near Highway 287 and Midway Boulevard. Additional income in place with a with a Tenant occupying the lower level.



PURCHASE PRICE
\$1,050,000



BUILDING SIZE
6,000 SF



SITE SIZE
0.24 ACRES



BUILDING TYPE
OFFICE



CONSTRUCTED
1959



PARKING RATIO
1.5:1,000

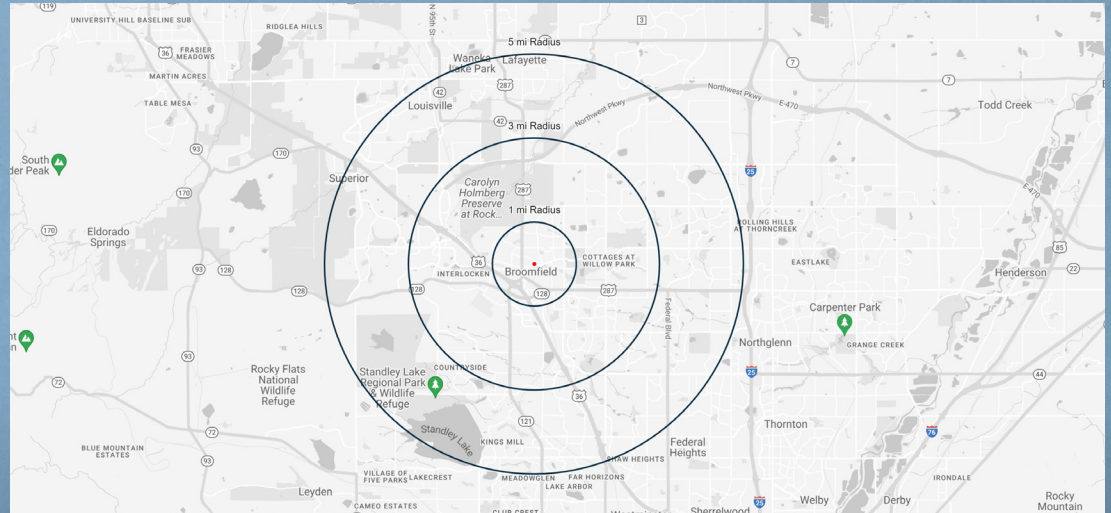


MAP

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection	10,576	65,975	205,188
2023 Estimate	10,460	65,255	201,886
Growth 2023-2028	0.1%	0.4%	0.5%
Average Household Size	2.3	2.4	2.4
Total Households	4,588	27,506	83,979
Median Age	40	38.2	37.8

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2023 Average	\$141,795	\$155,669	\$154,761
Median Home Value	\$418,939	\$483,420	\$515,544



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