

# ENDCAP AVAILABLE AT NWC 120TH AVE & SHERIDAN BLVD

BROOMFIELD, COLORADO



## INFORMATION

- Excellent visibility from 120th Avenue
- End Cap: former Mattress Firm space
- Located next to King Soopers and Home Depot
- 5,906 sf of prime retail space available
- Heavy traffic volumes at 120th and Sheridan - over 37,000 cars a day

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	15,484	100,644	255,552
Avg Household Inc	\$114,203	\$112,678	\$95,767
Employees	8,857	43,189	108,669
Businesses	543	3,334	8,289

Demographics Source: ESRI 2019

## TRAFFIC COUNTS

On 120th Ave east of Sheridan Blvd	35,991 cars/day <sup>1</sup>
On 120th Ave west of Sheridan Blvd	37,234 cars/day
On Sheridan Blvd north of 120th Ave	27,629 cars/day
On Sheridan Blvd south of 120th Ave	34,001 cars/day <sup>1</sup>

Source: CDOT 2018, '2017

5570 DTC Parkway | Suite 100 | Greenwood Village, Colorado 80111 | 303.534.0900 Fax: 303.831.1333 | www.sullivanhayes.com

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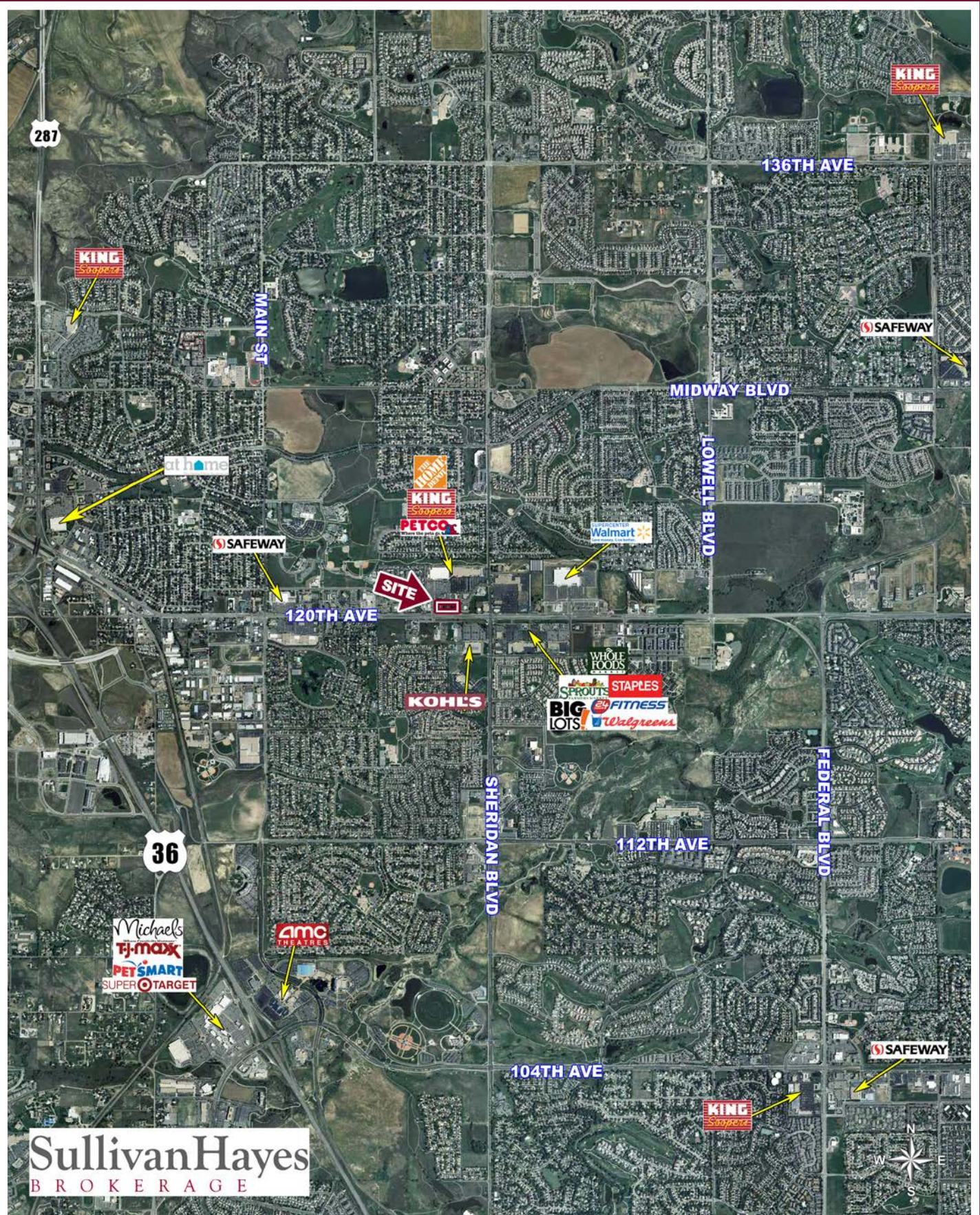
we are  
**RETAIL**  
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**Ryan Kiernan**  
303.370.7466 | rkiernan@sullivanhayes.com

**Bryan Slaughter**  
303.370.7459 | bslaughter@sullivanhayes.com

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