

FOR SALE OR LEASE

300 ALTER STREET | BROOMFIELD COLORADO



MIDWAY BOULEVARD & HWY 287 | BROOMFIELD, CO

TRAFFIC

On Midway Blvd. east of Hwy 287	16,850 cars/day*
On Hwy 287 north of Midway Blvd.	43,000 cars/day
On Hwy 287 south of Midway Blvd.	55,000 cars/day

Source: *DRCOG 2015, CDOT 2016

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	9,637	62,565	190,920
Avg Household Inc	\$76,772	\$99,020	\$103,230
Employees	9,162	44,486	90,375
Businesses	830	3,340	7,688

Demographics Source: Applied Geographic Solutions 2017

SITE INFORMATION

- Building size: 3,332 SF +/-
- Lot size: 0.75 AC; 32,670 SF +/-
- Parking: 31 parking spaces
- Asking rent: \$23.00 NNN
- Annual escalations: the greater of 3% or CPI

TRADE AREA

- Great visibility at a heavily traveled intersection
- Strong daily traffic: 55,000 VPD Hwy 287; 89,000 VPD Hwy 36
- Limited commercial opportunities along Hwy 287: Join Starbucks, At Home, Walgreens, McDonald's, Taco Bell and others

SullivanHayes
B R O K E R A G E

we are
RETAIL

A MEMBER OF
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DISCLOSURE

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RESTAURANT SITE FOR LEASE

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