

RESTAURANT & RETAIL AVAILABLE AT ARISTA PLACE

SWO HIGHWAY 36 & 120TH AVE | BROOMFIELD, COLORADO



INFORMATION

- Join 1STBank Center, Children's Hospital, University of Colorado Health Campus
- 1STBank Center estimates over 350,000 guests annually
- **Building 8181**
Unit D - 2,209 RSF End Cap
Unit E - 3,209 RSF End Cap (NEGOTIATING)
- **Building 8001**
Unit G - 2,614 RSF (NEGOTIATING)
- RTD Park-n-Ride ridership is over 3,000 people/day
- Over 200,000 SF of office space at Arista Place with additional 400,000 SF underway

TRAFFIC COUNTS

On Hwy 36 northwest of Wadsworth Blvd	90,000 cars/day
On Hwy 36 southeast of Wadsworth Blvd	89,000 cars/day
On Wadsworth Blvd north of Hwy 36	55,000 cars/day
On Wadsworth Blvd south of Hwy 36	44,000 cars/day

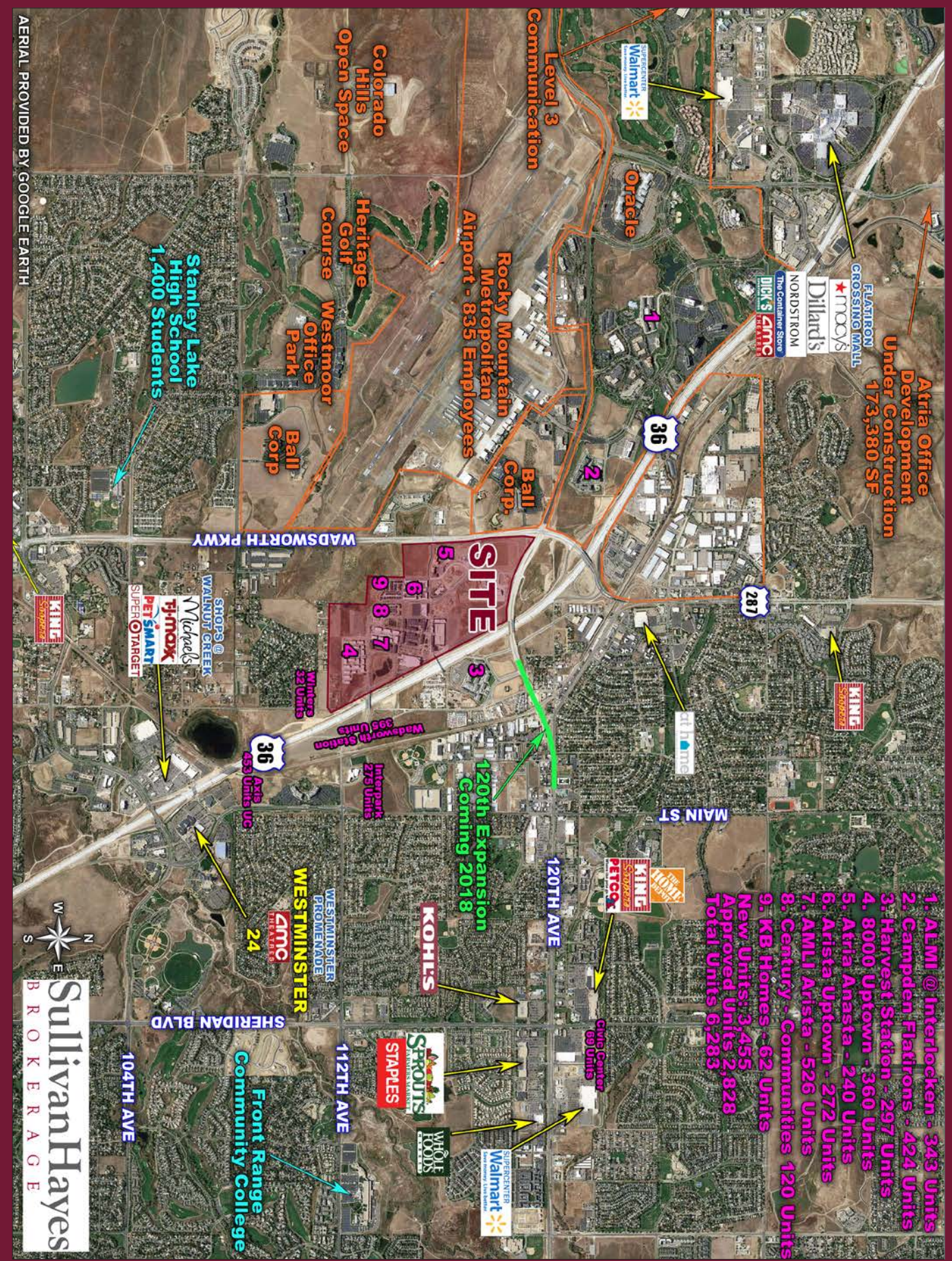
Source: CDOT 2016

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	8,379	68,529	209,404
Avg Household Inc	\$77,108	\$98,149	\$94,413
Employees	7,387	45,309	88,899*
Businesses	674	3,249	7,352*

Demographics Source: ESRI 2016; *Applied Geographic Solutions 2016

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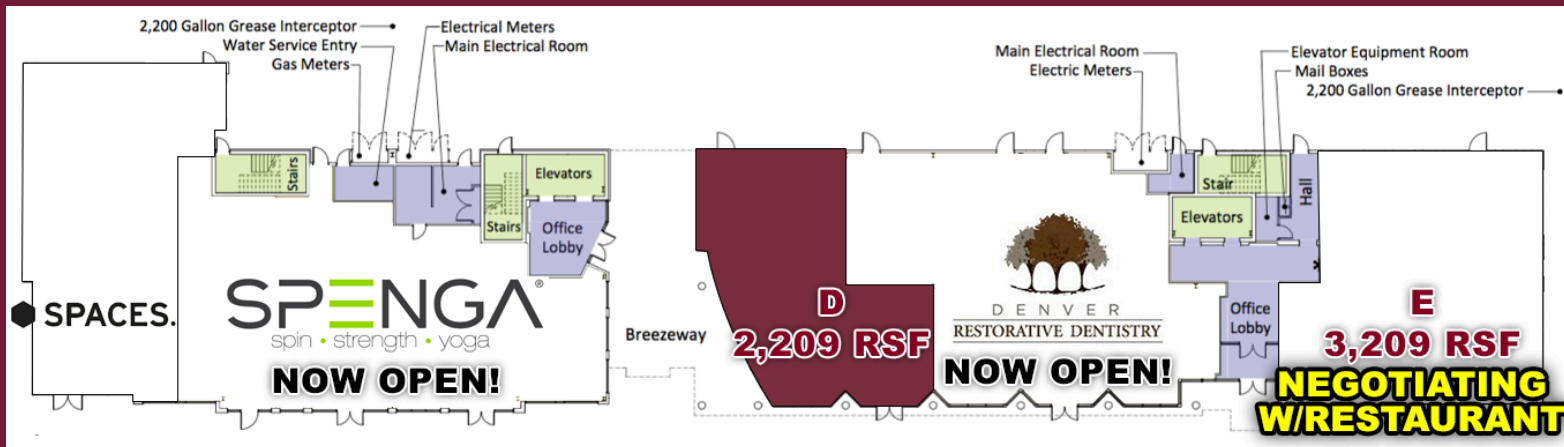


Delivered July 2016

RETAIL SPACE BUILDING 8181



RETAIL SPACE BUILDING 8001



RTD
PARK-N-RIDE



1STBANK
CENTER