



Mainstreet Exchange

6811 W. 120th Ave, Broomfield, CO 80020

Prime Retail Competitive Rates



2 SUITES LEFT

Building One

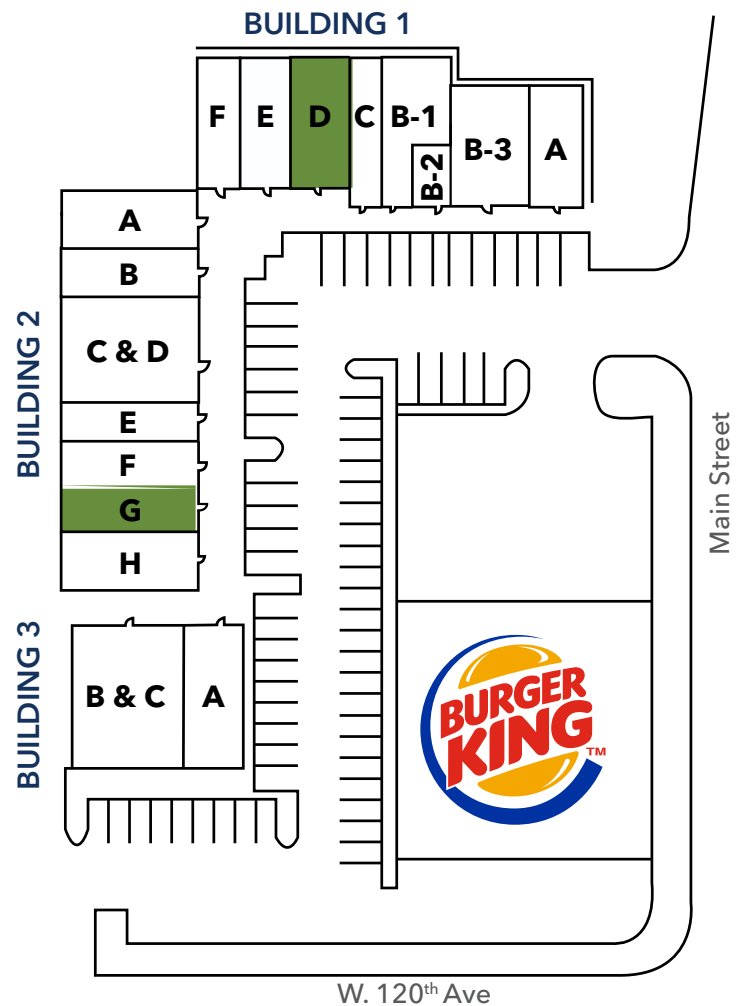
Suite A	Subway
Suite B1	Themescape
Suite B2	Suburban Vapor
Suite B3	Broomfield Nail Care
Suite C	Angles Hair Studio
Suite D	Available - 1,047 SF
Suite E	High End, Unltd.
Suite F	Chiro Now

Building Two

Suite A	Original Skin Med Spa
Suite B	Mata Dental Associates
Suite C & D	Jubera Jiu Jitsu
Suite E	Campaign
Suite F	Massage
Suite G	Available 9/1/18 - 1,047 SF
Suite H	Affordable Hearing Center

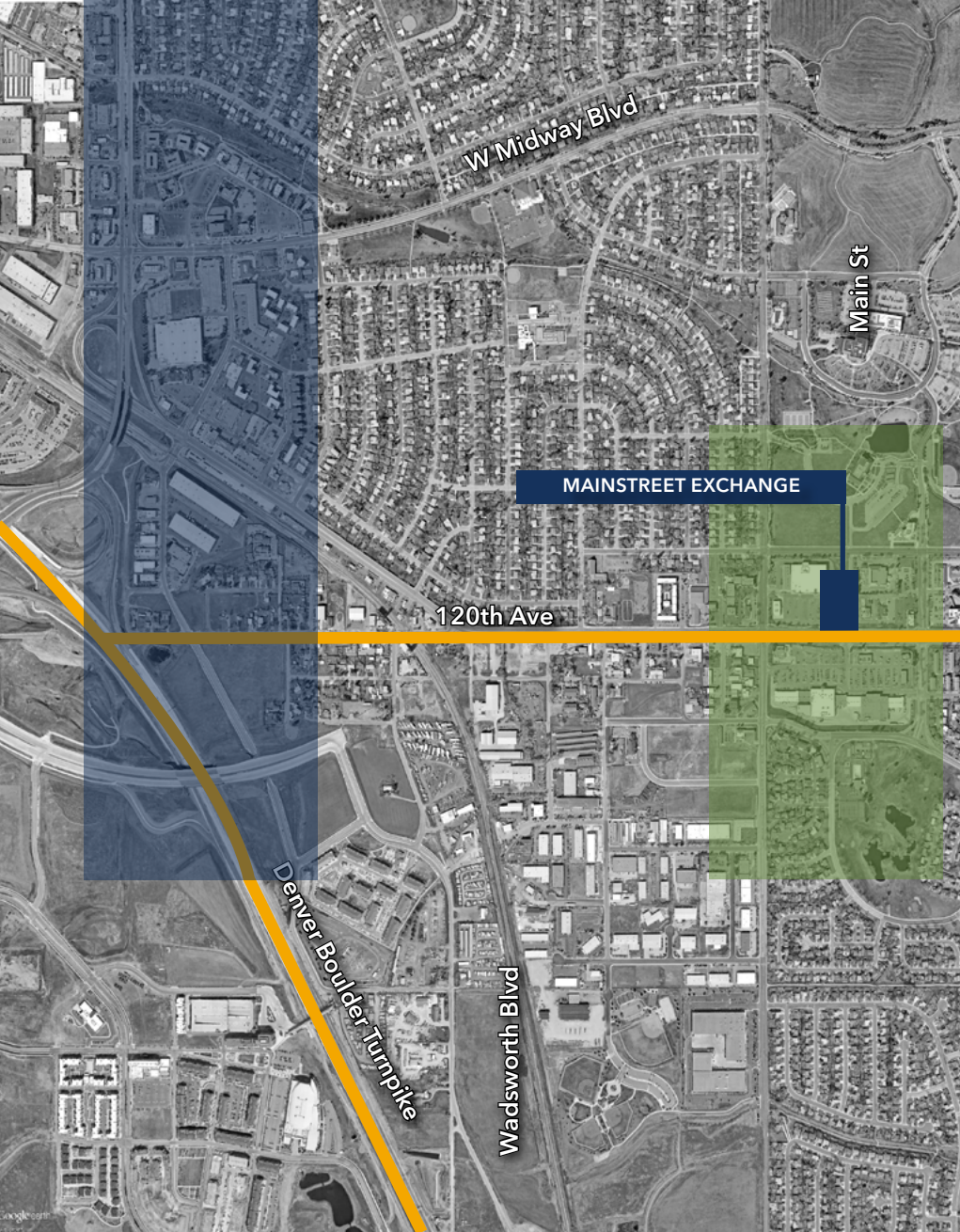
Building Three

Suite A	Oscar's Kabob & Gyros
Suite B & C	Total Escape Games



HIGHLIGHTS

- ▶ Great location
- ▶ Sits at a heavy traffic intersection
- ▶ Numerous parking spots
- ▶ Easily Accessible
- ▶ Recently remodeled exterior facade
- ▶ Nearby Shopping and Restaurants
- ▶ Large surrounding population



Brothers BBQ
 Subway
 Dairy Queen
 Wendy's
 Taco Bell
 Arby's
 Target
 Car Quest

3 Margaritas
 KFC
 A&W
 Goodtimes
 Pizza Hut
 Applebee's
 Big O Tires
 Auto Zone
 Great Clips
 O'Reilly
 Sally Beauty



DEMOGRAPHICS*

*Source: Esri

Traffic Counts

County Line Rd & Colorado Blvd	28,139
Hwy 470 & Colorado Blvd	94,000
Population - 3 mi radius	123,421
Median Household Income - 3 mi radius	\$100,585
Median Age - 3 mi radius	41.4
Businesses - 3 mi radius	3,131
Employees	36,001

For more information

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