

HIGH END



MAINSTREET

EXCHANGE

6811 - 6831 W. 120th Ave,
Broomfield, CO 80020

 TRANSWESTERN®



ONLY 2 SUITES LEFT

Available at Competitive Rate

Building One

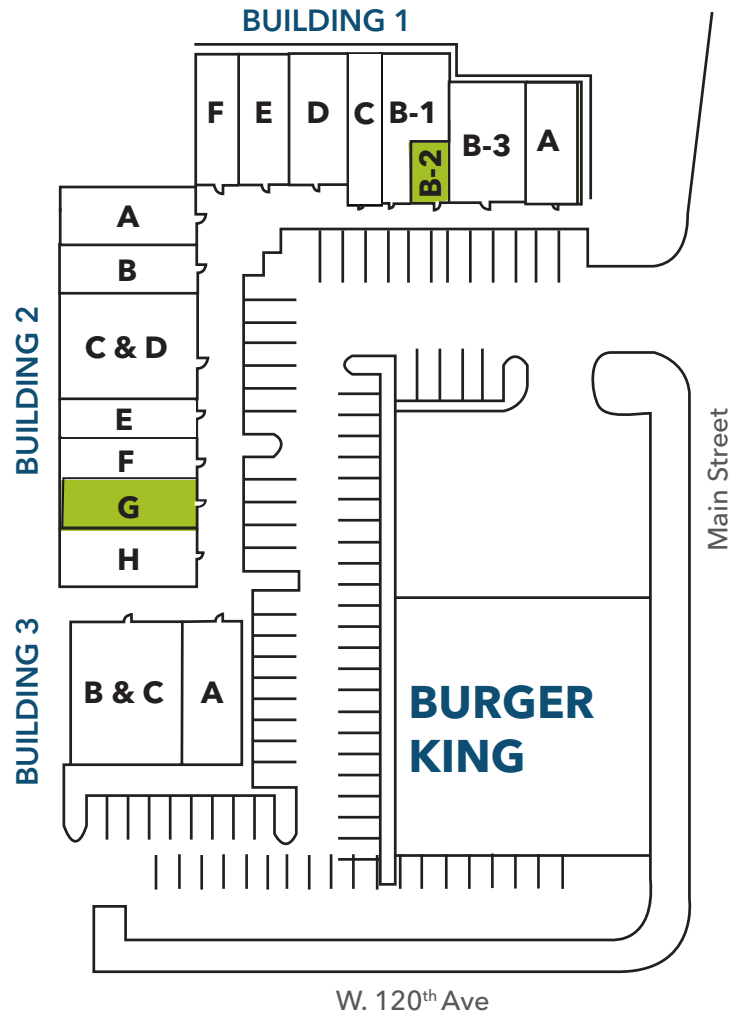
Suite A	Mr. Yang
Suite B1	Themescape
Suite B2	520 SF Available within 30 days
Suite B3	Broomfield Nail Care
Suite C	Themescape
Suite D	Performance High
Suite F	Chiro Now

Building Two

Suite A	Original Skin Med Spa
Suite B	Mata Dental Associates
Suite C & D	Jubera Jiu Jitsu
Suite E	Wei Wen He
Suite F	Massage
Suite G	1,047 SF
Suite H	Affordable Hearing Center

Building Three

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



PRIME RETAIL

Competitive Rates



HIGHLIGHTS

- ▶ Great location at a heavy traffic intersection with easy access
- ▶ Plenty of parking
- ▶ Recently remodeled exterior facade
- ▶ Nearby shopping and restaurants
- ▶ Large surrounding population



AREA DEMOGRAPHICS

Traffic Count		44,000 cars per day	
Drive Times		Boulder: 21 Minutes Denver: 26 Minutes	
	1 MILE	3 MILES	5 MILES
Average Household Income	\$81,471	\$94,948	\$80,062
Population	12,220	80,849	233,373
Total Businesses	733	3,032	7,608
Total Employees	8,908	41,140	99,373

NICA ALFONSO
Senior Associate
 303-407-1467
 nica.alfonso@transwestern.com

Transwestern
 5251 DTC Parkway, Suite 1100,
 Greenwood Village, CO 80111