

Bridges at Flatiron

231 E Flatiron Crossing Dr.
Broomfield, CO

Retail space for lease



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ZALL
COMMERCIAL REAL ESTATE



Bridges at Flatiron is the gateway property to the Flatiron Crossing/Interlocken area. This \$221M redevelopment adjacent to the Flatiron Mall transformed into a multiphase mixed-use redevelopment. This project encompasses retail, live work and repurposing an exciting municipal garage into a vibrant new public space for Broomfield. Currently under construction, phase one is over 325 units with multiple additional phases master-planned.

±4,612 SF

restaurant/catering plan with
greasetrap & exhaust cut out

±2,000 SF

western facing patio
potential with Flatiron views

monument signage

on Flatiron Crossing Drive,
exposure to over 20K VPD

Join Flatiron Marketplace tenants

wildroots
SALON

Fidelity
INVESTMENTS

Qdoba
MEXICAN GRILL

OMNI HOTELS
& RESORTS

THE FLATIRON DISTRICT

The Flatiron District is the heart of Broomfield's shopping, entertainment and employment area.

There are over 3M SF of commercial projects in the district with 7.3M SF of planned developments happening in the city of Broomfield.

The district is also home to numerous global powerhouses, start-ups and homegrown companies such as Ball, Vail Resorts, Oracle, Webroom, Partners Group and Viega are leading the way in all sections of innovation. This is a high income trade area with an average household income of \$123,000 (2 Mile radius).

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1,200+
Hotel rooms in the
Flatiron District

3M SF

Retail projects

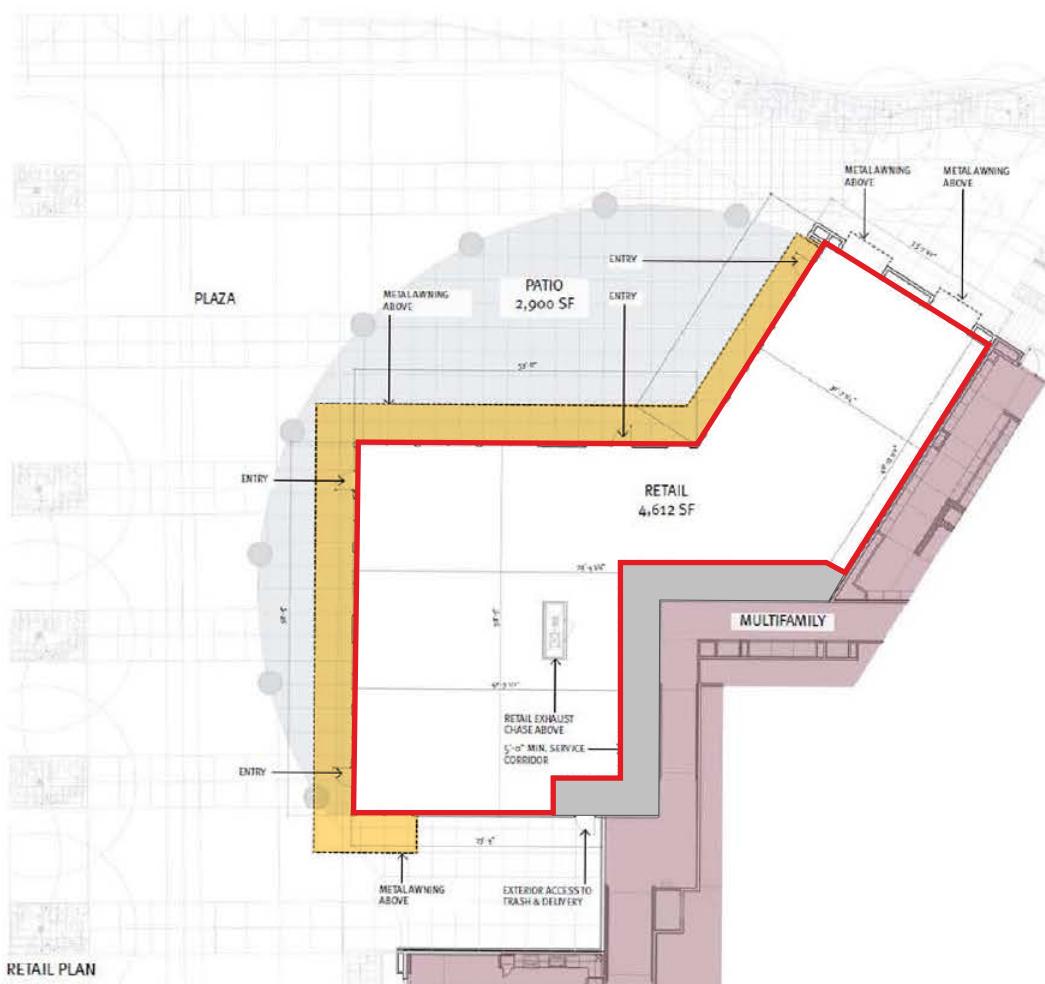
4,700

Apartment units



50+

Annual events, over 6,000 seats



±4,612 SF

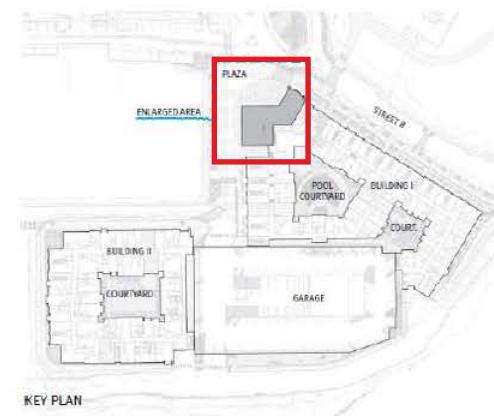
open floor plan for restaurant/catering with
greasetrap in place and exhaust cutout

±2,000 SF

western facing patio potential with
uninterrupted views of Flatiron Mountains

High Daytime Employment

Bridges at Flatiron is at the entrance to the
Interlocken Business Park (8k employees)



Common Area

Available Restaurant/Catering

Patio

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	1 Mile	3 Mile	5 Mile
2021 Estimated Population	5,293	47,441	148,351
2026 Projected Population	6,548	51,750	157,825
Projected Annual Growth 2021 to 2026	4.7%	1.8%	1.3%
2021 Est. Median Age	31.9	35.4	37.0
Population			
2021 Estimated Households	2,803	19,936	58,273
2026 Projected Households	3,225	21,703	62,799
Projected Annual Growth 2021 to 2026	3.0%	1.8%	1.6%
Households/Housing			
2021 Est. Average Household Income	\$105,496	\$127,399	\$135,755
2021 Est. Total Employees	9,275	40,445	78,637
2021 Est. Total Businesses	511	3,353	7,799
Businesses/Employees			
2021 Est. Total Household Expenditure	\$206.7 M	\$1.67 B	\$5.12 B
2021 Est. Apparel	\$7.37 M	\$60.03 M	\$184.55 M
2021 Est. Entertainment	\$11.64 M	\$96.34 M	\$297.22 M
2021 Est. Food, Beverages, Tobacco	\$31.72 M	\$250.92 M	\$769.71 M
2021 Est. Furnishings, Equipment	\$7.24 M	\$59.63 M	\$183.86 M
2021 Est. Health Care, Insurance	\$18.27 M	\$147.32 M	\$454.67 M
2021 Est. Household Operations, Shelter,	\$67.49 M	\$534.41 M	\$1.64 B
Consumer Expenditures			

In the past 4 years, Broomfield added **113 firms** and **2,700 more jobs**. Broomfield is now home to 2,900 firms and 41,000 employees.

Broomfield is the **#2 fastest growth** of any metro county in Colorado (2019 U.S. Census Bureau).

The Denver metro area is the **#4 best places** for any business and careers (Forbes, 2019).