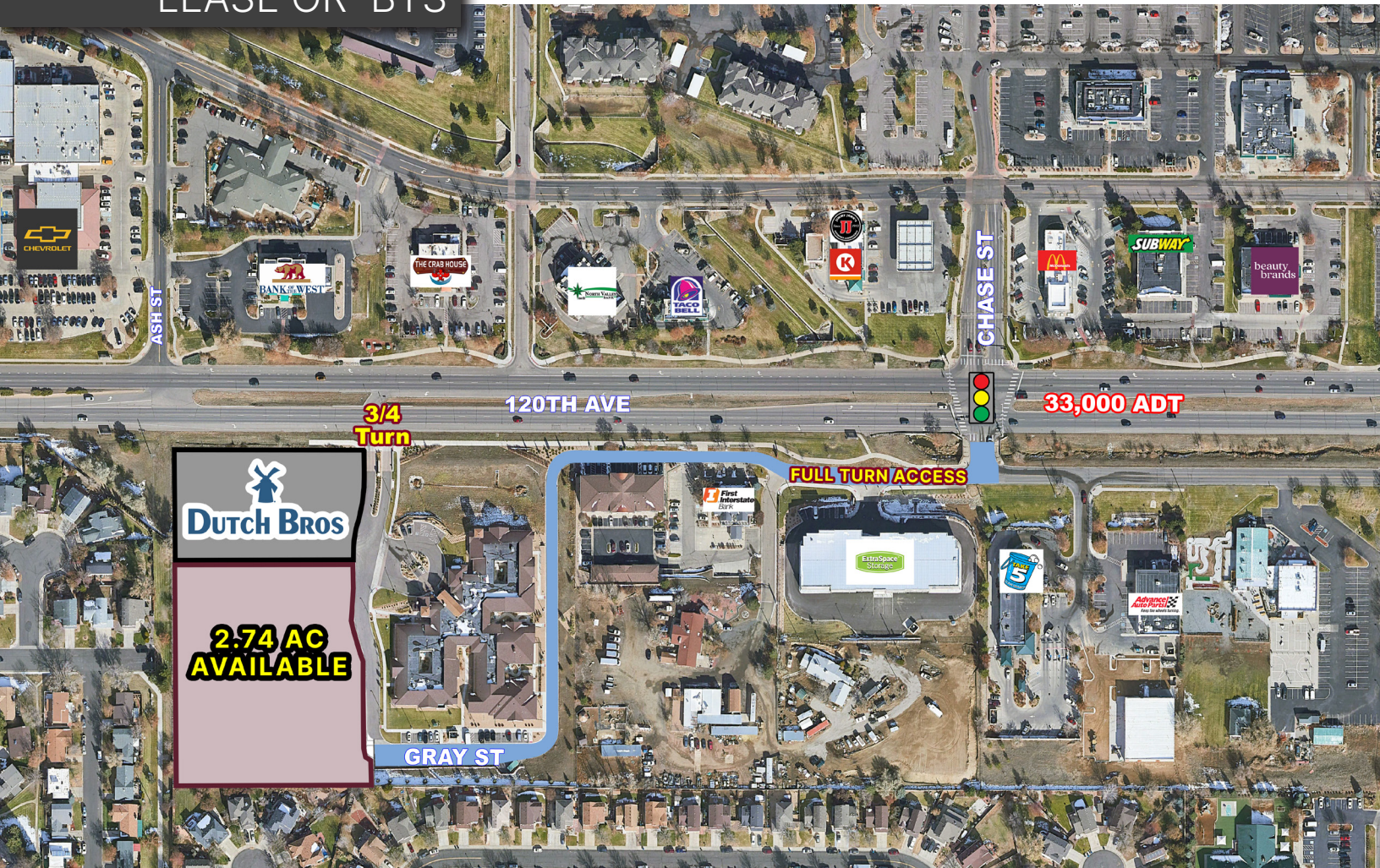


FOR SALE,
LEASE OR BTS

120TH AVENUE & ASH STREET

BROOMFIELD, COLORADO



LAND AVAILABLE ON 120TH AVENUE

PROPERTY HIGHLIGHTS

- Pad site for sale, lease or BTS
- 2.74 AC available
- PRIME development site in a strong trade area with King Soopers, Home Depot, Super Wal-Mart, Kohl's & Sprouts
- Strong average daily traffic, population & household income

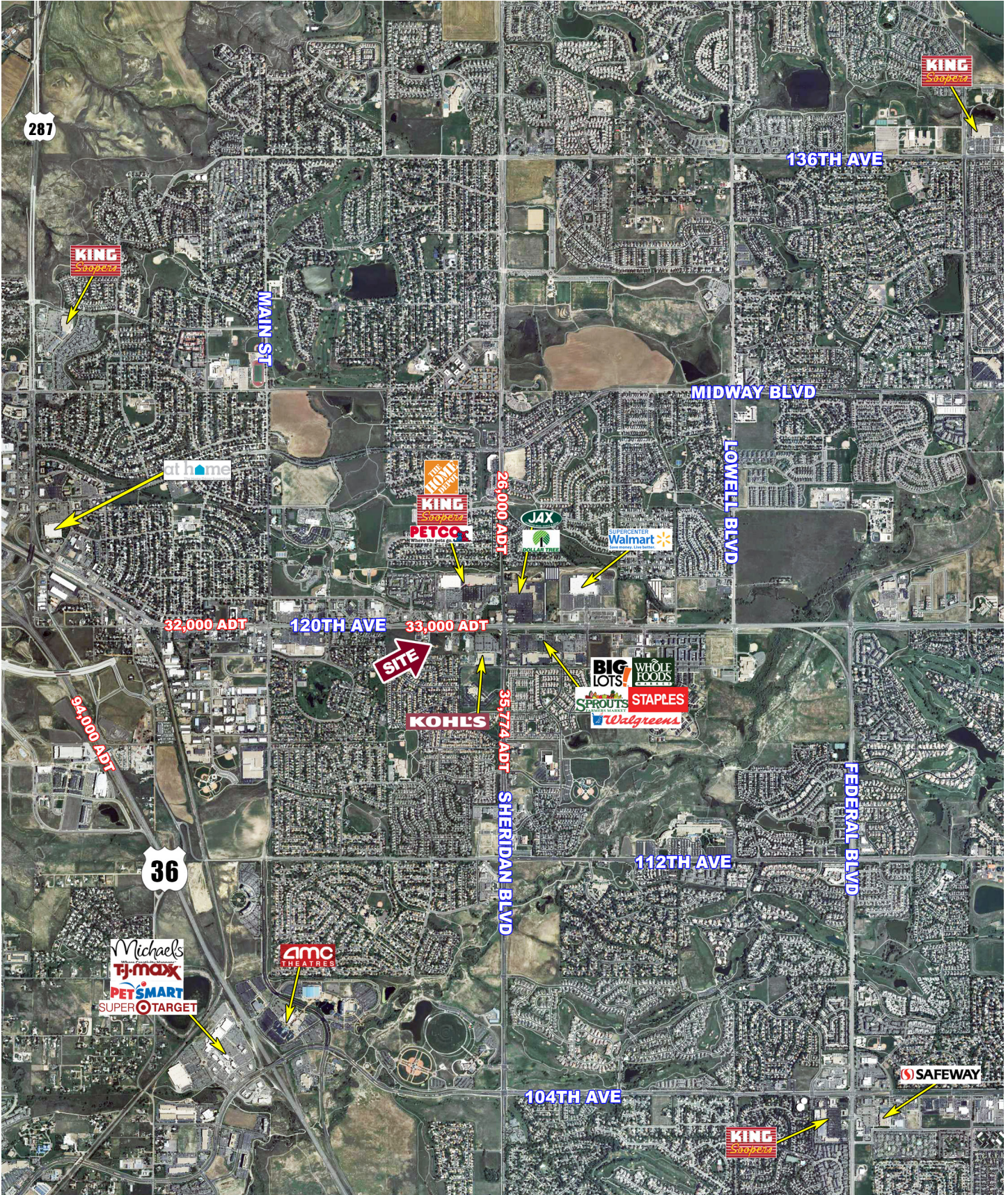
Chris Cook
303.370.7477
ccook@sullivanhayes.com

SH

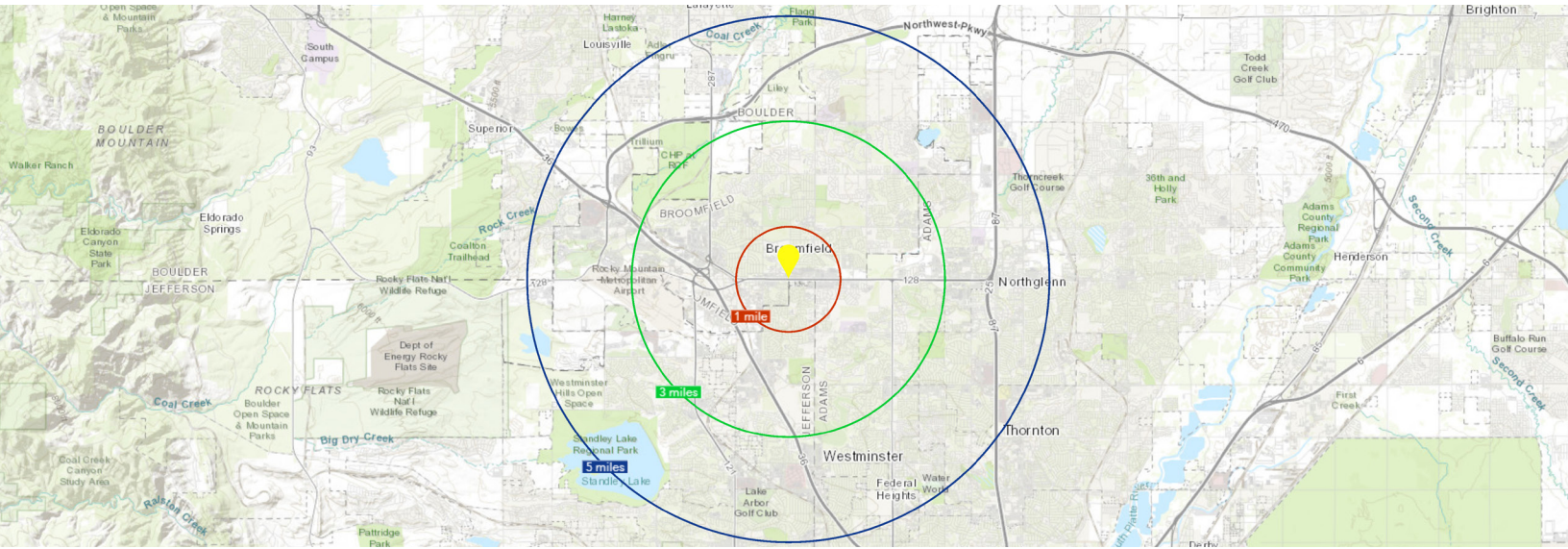
SullivanHayes Brokerage DTC
5570 DTC Parkway, Suite 100
Greenwood Village, CO 80111
303.534.0900

TRADE AREA

120th Ave & Ash Street | Broomfield, Colorado



MAP COURTESY OF GOOGLE EARTH



MAP COURTESY OF ESRI 2022

DEMOGRAPHICS | COMPARISON SUMMARY

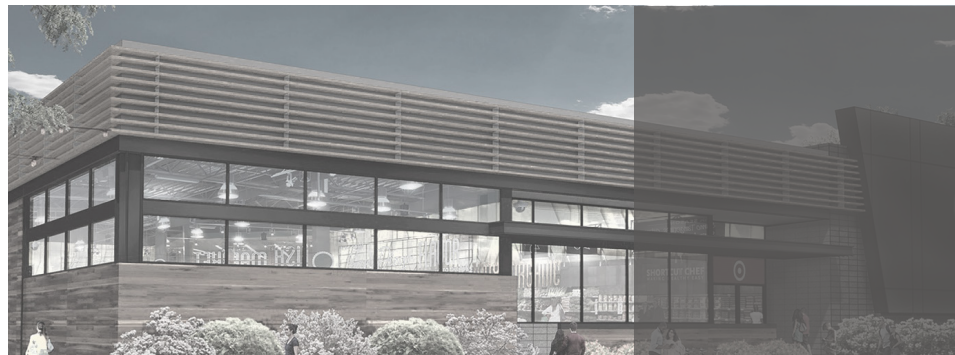
Categories	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION	12,419	90,786	249,392
PROJ. POPULATION IN 2027	12,839	94,056	256,819
AVG. HOUSEHOLD INCOME	\$132,357	\$150,416	\$126,409
DAYTIME POPULATION (EMPLOYEES)	9,976	46,313	117,551

SOURCE: ESRI 2022

TRAFFIC COUNTS

Location	Cars/Day
120th Ave west of Sheridan Blvd	33,000
120th Ave west of Main St	32,000

SOURCE: CDOT 2021



About SullivanHayes

SullivanHayes Brokerage is Colorado's premier, full-service retail brokerage company assisting tenants, landlords, and developers. We have enjoyed a rich history serving the commercial real estate industry since 1978.

SullivanHayes is proud to have helped some of the most sophisticated national retailers and landlords expand throughout Colorado, as well as passionate local concepts and developers that make our community vibrant and dynamic.

VISIT: www.sullivanhayes.com

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All information to be independently verified.