

Flatiron Flats

11431 VIA VARRA | BROOMFIELD, CO 80020



AVAILABLE
5,150 SF
Ground Floor Retail Space
(Divisible)

DELIVERY
Q4 2024



ABOUT THE PROPERTY

- Ground floor retail beneath 296 luxury apartment homes
- Nearby redevelopment of Flatiron Village approved for 54,000 SF of retail, 800 multifamily units, office, and hospitality
- 2.2 million SF of retail and over 3,600 residential units within the immediate trade area, with more under development
- Excellent connectivity to Boulder, Denver & DIA via 470 & Hwy 36

TRAFFIC COUNTS

Northwest Parkway	25,878 VPD
Highway 287	74,807 VPD
Highway 36	83,000 VPD

Year: 2023 | Source: DRCOG

JOIN THESE RETAILERS



DEMOGRAPHICS

	2 Miles	3 Miles	5 Miles
Population	21,506	49,796	141,761
Daytime Population	37,607	70,771	153,398
Avg. Household Income	\$136,049	\$145,344	\$146,925
Estimated Households	9,720	21,284	57,726

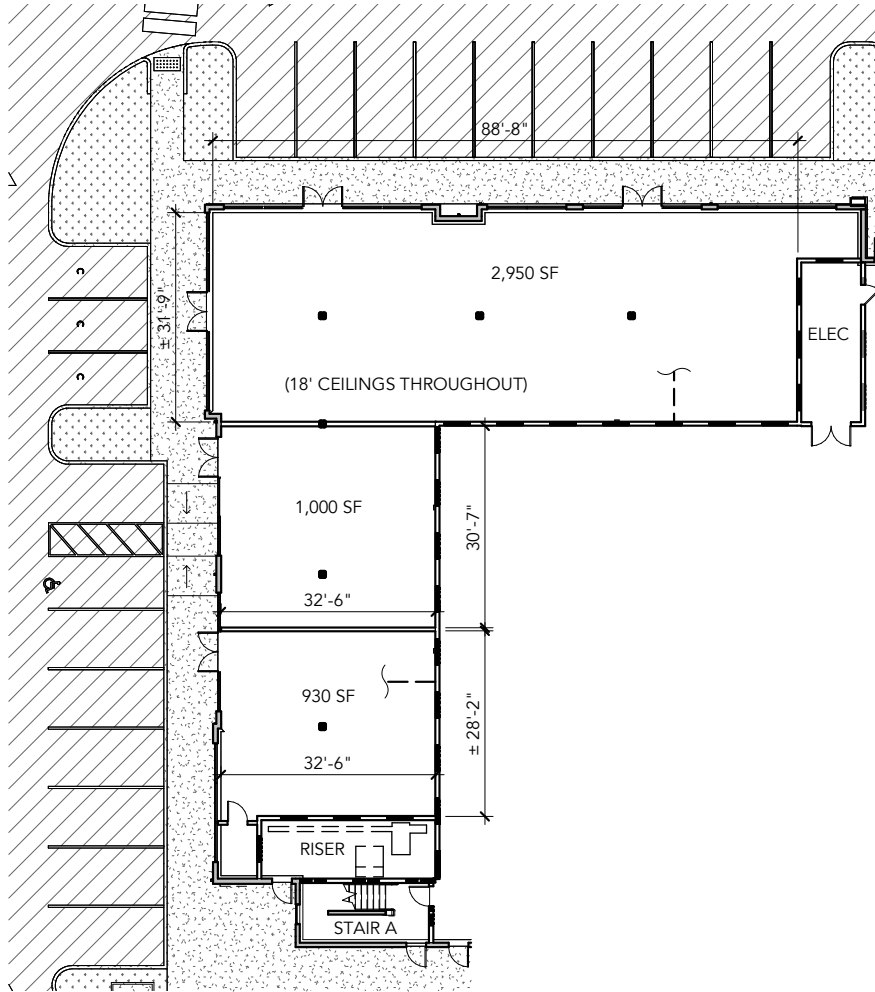
Year: 2023 | Source: Esri

Floor & Site Plan

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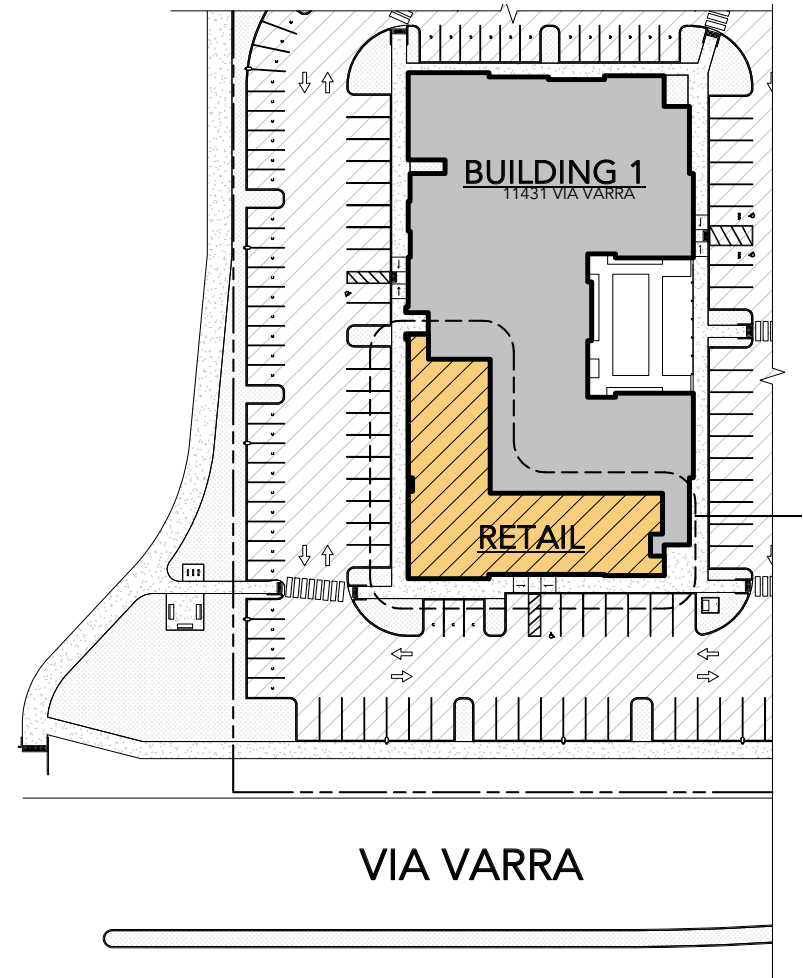


POTENTIAL DEMISING OPTION



SITE PLAN

NORTHWEST PARKWAY



VIA VARRA





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