

PALISADE PARK RETAIL PADS

NWC State Highway 7 & Huron Street, Broomfield, CO



NORTH PARK
17.2 Million Approved SF
6,200 Approved Units

- 161 Single Family Homes under construction behind shopping center •
- 216 New Apartments now complete behind pad sites •



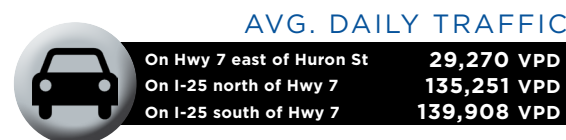
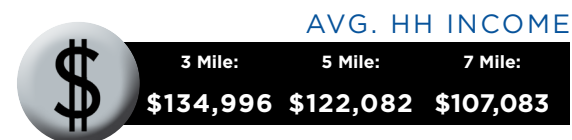
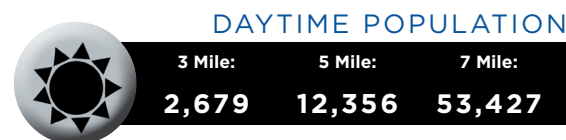
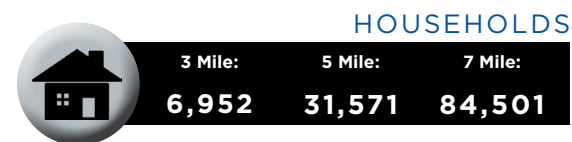
PROPERTY OVERVIEW:

- Pad sites available for ground lease (± 1 AC)
- Drive-thru end cap opportunity on Lot 1B

FEATURES:

- New development with excellent visibility
- Rapidly growing trade area
- ½ mile of frontage along State Highway 7
- Children's Hospital 250,000 SF expansion now open!

DEMOGRAPHICS



Disclosure Agreement



The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.

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FAST FACTS

80,000+ high income consumers within 5 miles

“Broomfield is the future tech center of North Metro Denver”

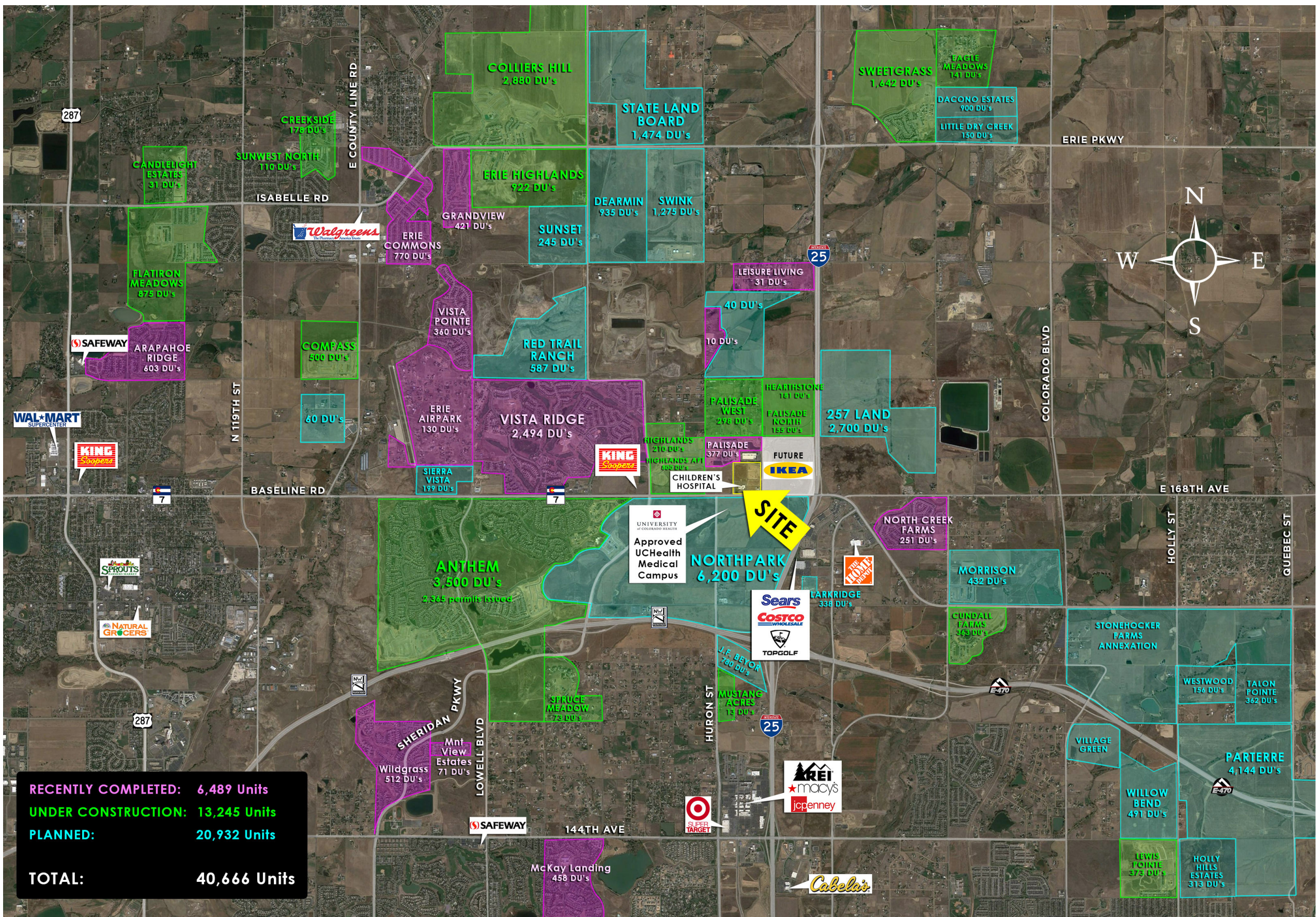
Destined to be a major commercial corridor, both sides of Hwy 7 will accommodate significant retail and mixed-use opportunities

“...Hwy 7 is the heart of growth in the North Denver market...”

Hwy 7, planned as a 6 lane landscaped arterial roadway, is the only east-west continuous major connection

Project traffic counts in 2030 for Highway 7 west of I-25 are estimated at 72,000 VPD

Source: City & Council of Broomfield



RECENTLY COMPLETED: 6,489 Units
 UNDER CONSTRUCTION: 13,245 Units
 PLANNED: 20,932 Units
TOTAL: 40,666 Units