

# Arista Place

HIGHWAY 36 & 120TH AVENUE | BROOMFIELD, CO 80021

SH

SullivanHayes  
BROKERAGE

4,407 SF Shop Space  
Available for Lease



## Property Details

- 4,407 SF space available
- Join Children's Hospital, University of Colorado Health Campus

## DRONE VIDEO

- RTD Park-n-Ride ridership is over 3,000 people/day
- Over 200,000 SF of office space at Arista Place with additional 400,000 SF underway

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**BRYAN SLAUGHTER**

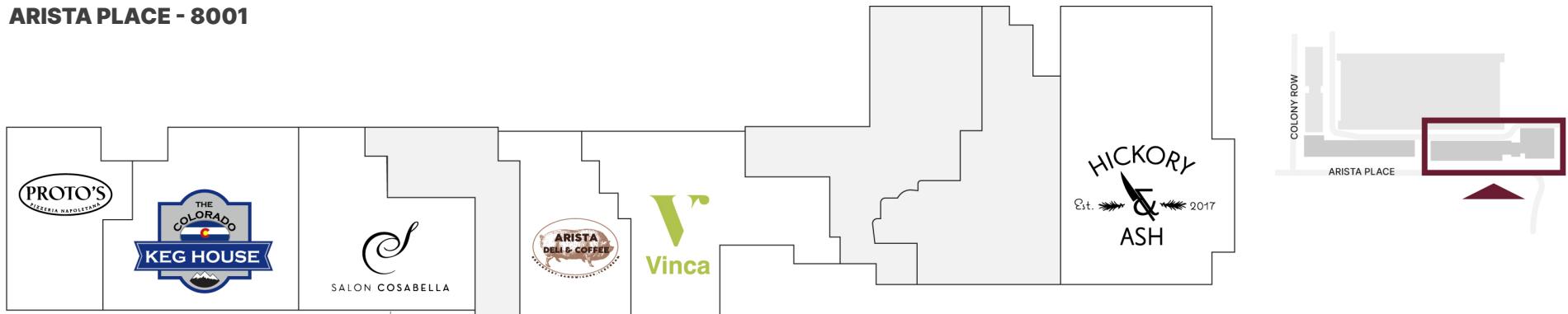
303.370.7459

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ARISTA PLACE - 8181

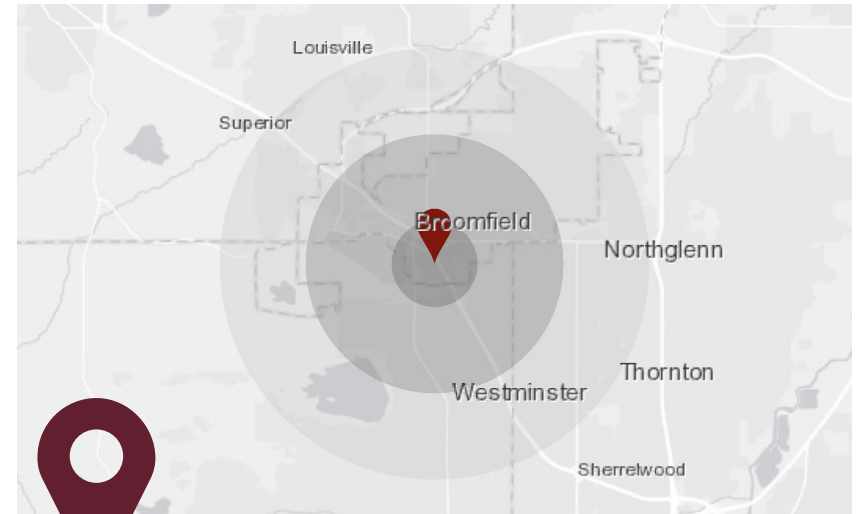


ARISTA PLACE - 8001



# LOCAL DEVELOPMENT & DEMOGRAPHICS

ARISTA PLACE Broomfield, CO



**ARISTA PLACE  
BROOMFIELD CO 80021**

## DEMOGRAPHICS

|                                  |    |           |
|----------------------------------|----|-----------|
| <br><b>TOTAL POPULATION</b>      | 1M | 9,488     |
|                                  | 3M | 72,070    |
|                                  | 5M | 208,098   |
| <br><b>AVERAGE ANNUAL INCOME</b> | 1M | \$110,064 |
|                                  | 3M | \$144,208 |
|                                  | 5M | \$149,205 |
| <br><b>DAYTIME POPULATION</b>    | 1M | 11,664    |
|                                  | 3M | 58,069    |
|                                  | 5M | 109,607   |

## TRAFFIC COUNTS

- Hwy 36 Southeast Of Uptown Ave**  
 89,000 ADT (ESRI 2022)
- Hwy 36 northwest of Wadsworth Pkwy**  
 86,000 ADT (ESRI 2022)
- Wadsworth Pkwy north of W 116th Cir**  
 31,637 ADT (ESRI 2022)
- Wadsworth Pkwy south of W 116th Cir**  
 32,000 ADT (ESRI 2022)

SOURCE: ESRI 2024





