

# MAINSTREET *at* FLATIRON

570 ZANG STREET, BROOMFIELD, CO 80021



2,654 SF

QSR FOR LEASE



**KINSEY & COMPANY**  
COMMERCIAL REAL ESTATE

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## Availability

- Available: QSR For Lease
- Pricing: Contact Broker
- SF: 2,654 SF
- Available: April 01, 2026

## Traffic Counts

- Flatiron Crossing Dr: 18,848 VPD

*Source: 2025 MPSI Estimate*

# MAIN STREET at FLATIRON

570 ZANG STREET, BROOMFIELD, CO 80021

FLATIRON  
Crossing®  
Mall

HiFi  
Redevelopment

Flatiron Crossing Drive

Zang Street

## Highlights

- **Please do not disturb the Tenant. Please contact brokers for all showings**
- Second generation restaurant. Available April 1, 2026
- Great building signage
- Located in the epicenter of the Flatiron Crossing Mall trade area. Broomfield was recently ranked as the #1 Fastest Growing County in Colorado (World Population Review, 2023). 1,200 high-end multi-family units recently delivered in the area.
- Located near sought after tenants including Heartland Dental, Walmart Supercenter, Benihana, PF Chang's, Wells Fargo, AMC, Dillards and many more!
- HiFi is a re-envisioned, 25-acre mixed-use outdoor community development for all things fun, comprising of shopping, dining, entertainment and living adjacent to the premier shopping destination, coming soon. Read more here: <https://www.flatironcrossing.com/hifi>

No representations or warranties, expressed or implied, are made as to the accuracy of the information contained herein. Prospective tenant must independently verify the information and bears all risk for inaccuracies. Prices, terms, and availability are subject to change and/or withdrawal without notice



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FLATIRON  
Crossing®

Dillard's

DICK'S  
SPORTING GOODS

OLD NAVY

amc

PF CHANG'S  
RESTAURANT

Crate&Barrel

★ macy's

DSW  
DESIGNER SHOE WAREHOUSE

36

QDOBA  
MEXICAN EATS

ROCK CREEK  
HOSPITAL

Fidelity

TWIN PEAKS

# MAINSTREET at FLATIRON

INTERLOCKEN LOOP

W. FLATIRON CROSSING

NEW 327 UNIT APARTMENT  
COMMUNITY (TOTAL OF 1,200  
PLANNED)

Wagsons

Firestone

CHIPOTLE  
MEXICAN GRILL

Freddy's  
STEAKBURGERS

SONIC  
Drive-Through

LAUNCH  
FAMILY ENTERTAINMENT  
(COMING SOON)

Hilton  
Garden Inn

BIG T

K

WELLS  
FARGO

POPEYES

Residence Inn

TOWNEPLACE  
SUITES  
MARRIOTT

Walmart

## Demographics

	1 Mile	3 Miles	5 Miles
Population	6,835	47,186	140,023
Average Household Income	\$100,078	\$122,801	\$132,582
Daytime Population	10,621	41,872	80,326

Source: CoStar



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