

PREMIER COMMERCIAL DEVELOPMENT OPPORTUNITY

8320 PARK STREET
BROOMFIELD, CO 80020



VIEW FROM SOUTH



VIEW FROM WEST



VIEW FROM NORTH (COMMERCE ST.)



HIGH-VISIBILITY CORNER LOCATION

Excellent exposure on Park Street with frontage on Commerce Street and strong daily traffic counts.



EXCEPTIONAL VISIBILITY

Prominent corner positioning provides outstanding signage opportunities and maximum brand exposure.



GROWTH & DEMAND

Broomfield continues to experience strong residential and commercial growth, driving demand for recreation, retail and service uses.



FLEXIBLE USE POTENTIAL

Ideal for pickleball/recreation, fitness, medical, office, retail, restaurant and more.



ON-SITE PARKING

Ample parking for tenants and customers.



40,000+
VEHICLES PER DAY

Park St. & Commerce St.
combined traffic counts



130,000+
POPULATION

Within 5 miles

EXCELLENT ACCESS. PRIME LOCATION.

- Minutes to US-36
- Easy access to Wadsworth Parkway
- Close to Interlocken, Flatiron Crossing, and major retail destinations
- Near growing residential communities and planned developments



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