

RETAIL PAD FOR SALE/LEASE



SEC NORTHWEST PARKWAY & VIA VARRA

Broomfield, CO 80020

1.55 Acres

For Sale or Ground Lease Available



Boston Weir Principal | Boston@henrygroupe.com | 303.327.9753
Daniel Allen Development Manager | Daniel@henrygroupe.com | 720.994.2150

PRIME RETAIL OPPORTUNITY

Position your business for success in one of the most dynamic growth corridors in Broomfield, Colorado. This highly visible retail site offers an **exceptional ground lease or for sale opportunity** ideal for a wide range of uses, including:

Full-Service Restaurants
Quick Service Restaurants
Banks & Financial Institutions
Daycare Centers
General Retail

Strategic Location with Exceptional Traffic

Located along Northwest Parkway & Via Varra with over 30,000 vehicles per day, this site offers **unparalleled exposure and easy accessibility**. Whether you're looking to capture daily commuters, nearby professionals, or local families, this location delivers consistent, high-volume traffic.

Thriving Surroundings

The property is **adjacent to the future Redtail Ridge development**, a transformative 2.15 million RSF mixed-use campus featuring life science, bio-manufacturing, office, and industrial facilities. Redtail Ridge is poised to attract thousands of employees and visitors, further driving demand for retail, dining, childcare, and financial services in the immediate area.

Unlock the Potential

With a prime location, **strong area growth**, and unmatched exposure, this Broomfield retail site is perfectly positioned to support your next successful location.

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	1,253	4,395	28,729
Total Population	2,810	9,921	69,533
Average HH Income	\$109,611	\$113,254	\$139,360

Source: Demographics data derived from AlphaMap



PROPERTY HIGHLIGHTS

- For Sale or Ground Lease Available – Flexible terms
- High Visibility & Strong Traffic Counts – 30,000+ VPD
- Retail-Ready Trade Area – Growing daytime population driven by Redtail Ridge and surrounding residential neighborhoods
- Ideal for Restaurants, QSRs, Daycare, Banks, and Retail Uses

Property Address	SEC of Northwest Parkway & Via Varra
	13893 Via Varra, Broomfield, CO 80020
Lot Size	1.55 Acres
Zoning	B-PUD
Lease Rate	Contact Broker
Sales Price	Contact Broker



TOWN OF
SUPERIOR

COAL CREEK
GOLF COURSE

REDTAIL RIDGE
DEVELOPMENT

SUBJECT
PROPERTY



CELEBRATING 35 YEARS
FLATIRON
CROSSING



OMNI
INTERLOCKEN



WALNUT CREEK
GOLF PRESERVE



ROCKY FLATS
NATIONAL WILDLIFE
REFUGE

MCCASLIN BLVD

NORTHWEST PKWY

36

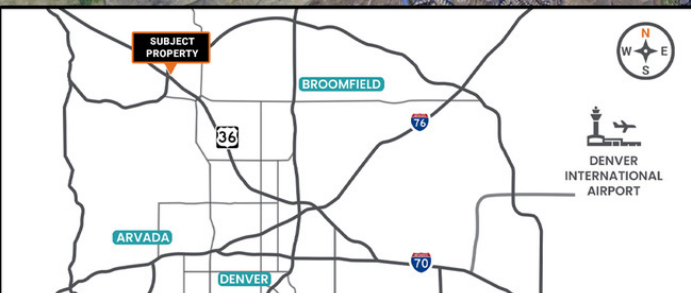
128

287



ROCKY MOUNTAIN
METROPOLITAN
AIRPORT

LOCATION MAP





Redtail Ridge is a mixed-use mega campus designed for purpose-built life sciences R&D, bio-manufacturing, office, retail, and industrial facilities totaling 2.9 million RSF



REDTAIL RIDGE IS DESIGNED TO BE A COMPREHENSIVE CAMPUS WITH A VARIETY OF USES, INCLUDING:

- **Life Sciences R&D:** Space specifically tailored for research and development activities.
- **Bio-manufacturing:** Facilities designed for the production of biological materials.
- **Office Space:** Modern and flexible office environments for various businesses.
- **Retail:** On-site retail options to serve the needs of the campus and surrounding community.
- **Industrial:** Warehousing and logistics facilities



AdventHealth
Avista
Future home of
AdventHealth Avista

194+

acres of outdoor space in the High Plains

20+

miles of new trails, pedestrian paths, and bike lanes

150+

capacity conference space

20K SF

amenity center (gym, yoga spaces, lounge, conference center)

14K SF

of retail space

Source: www.redtailridgelouisville.com





CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Henry Group LLC d/b/a, Henry Group Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Henry Group LLC d/b/a, Henry Group Real Estate, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Henry Group LLC d/b/a, Henry Group Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Henry Group LLC d/b/a, Henry Group Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Henry Group LLC d/b/a, Henry Group Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



HENRY GROUP
REAL ESTATE

495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | www.henrygroupe.com