

FOR LEASE

TURNPIKE SHOPS

Wadsworth Parkway & 120th Avenue | Broomfield, CO



ANCHOR, INLINE & PADS AVAILABLE AT TURNPIKE



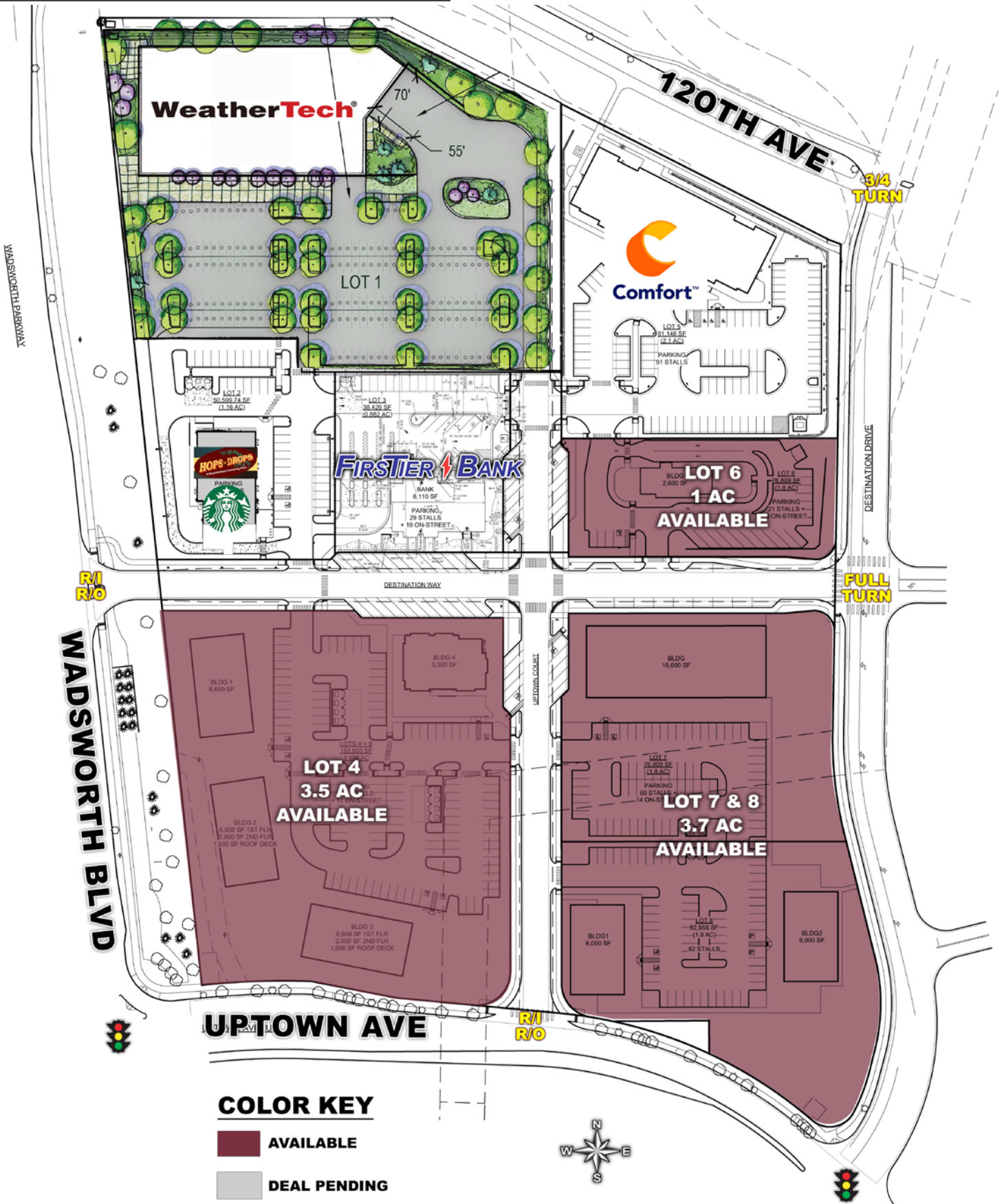
Mark Ernster
720.382.7508
mernster@sullivanhayes.com

Bryan Slaughter
303.370.7459
bslaughter@sullivanhayes.com



SITE PLAN

Wadsworth Pkwy & 120th Ave | Broomfield, CO



COLOR KEY

- AVAILABLE
- DEAL PENDING

MASTER PLAN

Wadsworth Pkwy & 120th Ave | Broomfield, CO



TRADE AREA

Wadsworth Pkwy & 120th Ave | Broomfield, CO

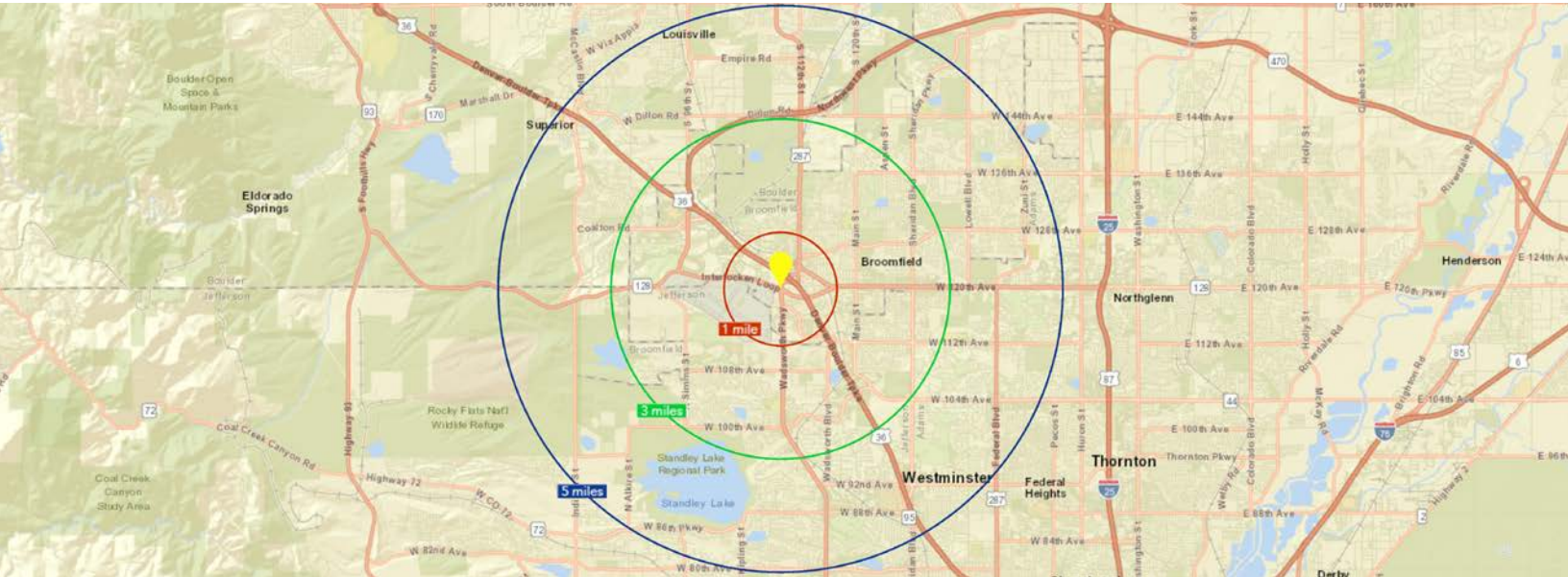


MAP COURTESY OF GOOGLE EARTH 2022



DEMOGRAPHICS

Wadsworth Pkwy & 120th Ave | Broomfield, CO



MAP COURTESY OF ESRI 2022

DEMOGRAPHICS | COMPARISON SUMMARY

Categories	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION	7,339	69,456	197,658
PROJ. POPULATION IN 2027	7,837	72,364	204,188
AVG. HOUSEHOLD INCOME	\$129,163	\$139,615	\$141,958
DAYTIME POPULATION (EMPLOYEES)	12,330	51,119	93,104

SOURCE: ESRI 2022

TRAFFIC COUNTS

Location	Cars/Day
WADSWORTH PKWY NORTH OF 120TH AVE/INTERLOCKEN LOOP	43,000
INTERLOCKEN LOOP WEST OF WADSWORTH PKWY	18,000
HWY 36 NORTHWEST OF WADSWORTH PKWY	84,000
120TH AVE EAST OF WADSWORTH PKWY	21,000 ¹

SOURCE: CDOT 2021, ¹ESRI 2017





About SullivanHayes

SullivanHayes Brokerage is Colorado's premier, full-service retail brokerage company assisting tenants, landlords, and developers. We have enjoyed a rich history serving the commercial real estate industry since 1978.

SullivanHayes is proud to have helped some of the most sophisticated national retailers and landlords expand throughout Colorado, as well as passionate local concepts and developers that make our community vibrant and dynamic.

VISIT: www.sullivanhayes.com

TURNPIKE SHOPS

Broomfield, Colorado

Mark Ernster

720.382.7504

bslaughter@sullivanhayes.com

Bryan Slaughter

303.370.7459

bslaughter@sullivanhayes.com



SullivanHayes Brokerage DTC
5570 DTC Parkway, Suite 100
Greenwood Village, CO 80111
303.534.0900



All information to be independently verified.