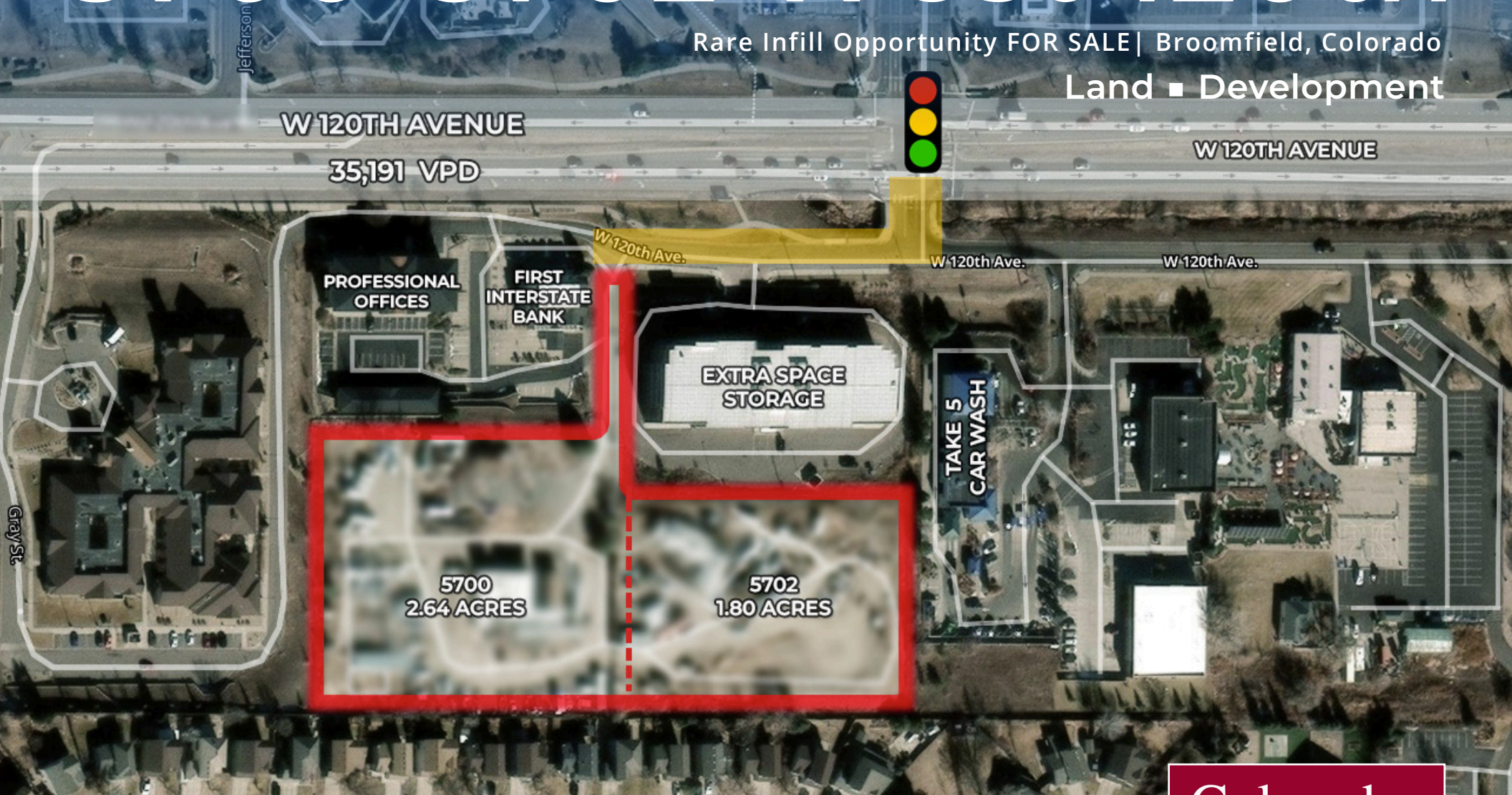


5700-5702 West 120th

Rare Infill Opportunity FOR SALE | Broomfield, Colorado
Land ■ Development



4.4 Acre Broomfield Development Site

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5700-5702 WEST 120TH AVENUE, BROOMFIELD

Property Summary

A rare opportunity to develop two prime parcels totaling 4.44 acres in a sought-after trade area. This infill location is perfect for a garage condo or flex industrial project. Parcel 5702 is already zoned for covered RV storage, streamlining the development process. The site boasts strong local demographics, with high average incomes, predominantly single-family residences, and proximity to major employment hubs and commercial centers. Strategically located southeast of the 40-acre Broomfield Town Square Development and Civic Center Project, it offers excellent visibility, lighted monument signage along West 120th, and convenient access through a signalized intersection.

Please contact the broker for additional details, access, and to discuss the offer submission process. Approval is required before entering or touring the lots—do not visit the site without prior authorization.

Sale Price

Not Priced

Zoning

B2/PD

Site Size

4.44 Acres



High traffic volume
over 35,000 VPD



Strong
demographics



Includes water tap



Lighted
monument
signage on 120th



Adjacent to
Broomfield Urban
Renewal Area

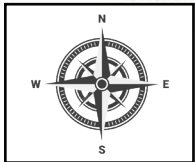
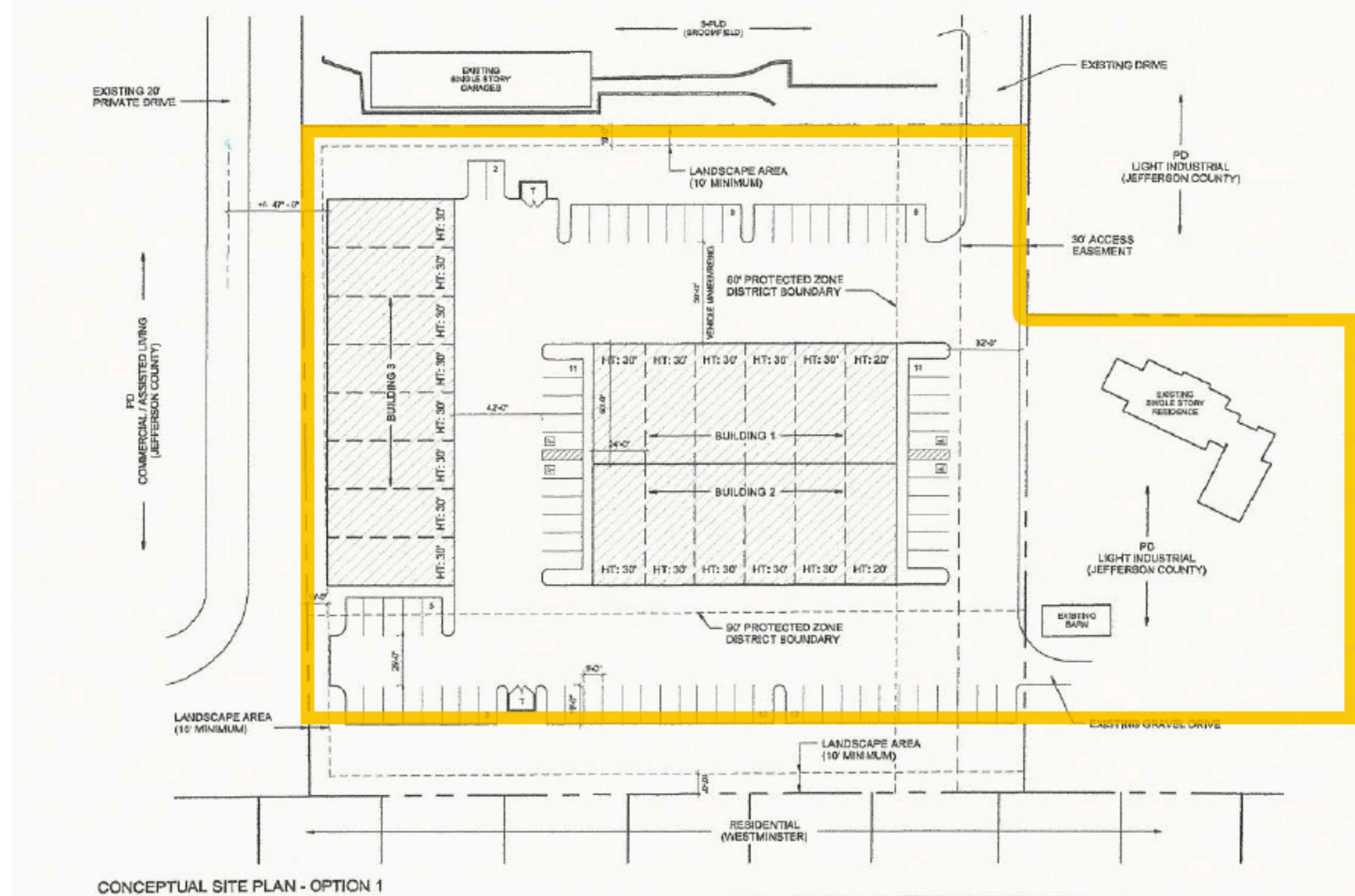


Sought-after
Trade Area

Address	Site Size (Acres)	SF Improvements	Subdivision	Zoning	Permitted Uses
5700 West 120th Ave.	2.64	7,513	Donelson	B2 (Broomfield County)	Numerous commercial uses allowed
5702 West 120th Ave.	1,804	1,586	Extra Space Storage	PD (Jefferson County)	Zoned for covered outdoor storage of RVs. Also allows up to 8 single family residences (SFR)



FLEX BUILDING/GARAGE CONDO CONCEPT PLAN



FOR CONCEPTUAL PLANNING PURPOSES ONLY.
ADDITIONAL CONFIGURATIONS AND DENSITY ARE POSSIBLE.

TRADE AREA

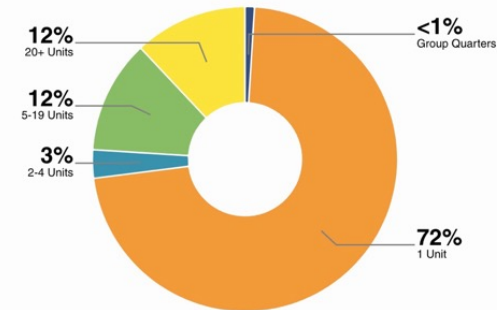


5700-5702 WEST 120TH AVENUE, BROOMFIELD

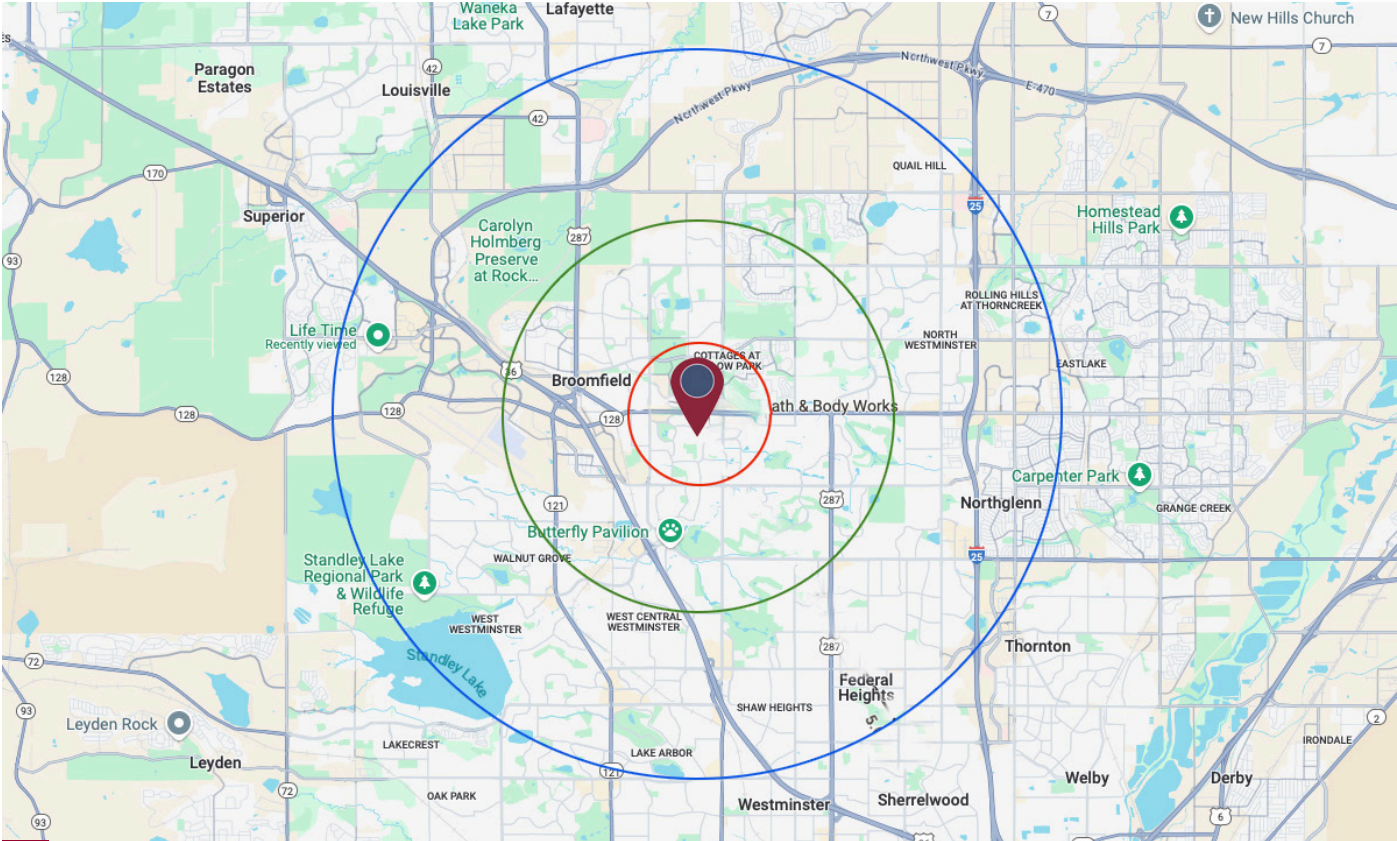
DEMOGRAPHICS			
	1-mile	3-mile	5-mile
Population	12,274	92,442	252,930
Projected Population 2029	12,770	97,256	262,663
Average Household Income	\$123,716	\$128,093	\$110,296

Source: CoStar (2025)

Housing Type



3 miles 2024 Housing Units



Denver International Airport

40 minutes

Downtown Boulder

10 minutes

Downtown Longmont

20 minutes

Downtown Denver

30 minutes



ENTITLEMENT LINKS

[City and County of Broomfield Development Fees](#)
[City and County of Broomfield Comprehensive Plan \(2016\) Land Use Map](#)
[West 120th Avenue Corridor Sub-Area Plan \(2004\) and Amended \(2013\)](#)
[Broomfield Town Square Comprehensive Plan Amendment \(2022\)](#)

[Jefferson County Development Fees](#)
[Jefferson County Comprehensive Master Plan \(2020\)](#)

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