

# 11150 Broomfield Lane

Broomfield, Colorado 80021



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## 11150 Broomfield Lane

Broomfield, Colorado 80021

# PROPERTY INFORMATION



## EXECUTIVE SUMMARY

Centennial Advisers is pleased to present 11150 Broomfield Lane, a **newly constructed**, single-tenant industrial asset fully leased to Arsenal Health on a long-term, **125-month NNN lease**. This investment offers a secure and passive income stream, bolstered by attractive **3%** annual rental increases, generating an initial Net Operating Income of **\$250,325**. Completed in 2023, the 15,682 square foot facility features modern specifications, including 21.5' clear heights. Strategically positioned in the desirable Broomfield submarket between Denver and Boulder, the asset offers a premier investment opportunity at a **5.89%** cap rate, reflecting its superior quality and stable cash flow.

**\$4,250,000**

PRICE

**\$250,325**

NET OPERATING INCOME

**5.89%**

CAP RATE

**15,682**

BUILDING SF

**\$271.01**

PRICE/SF

**2023**

YEAR BUILT



# PROPERTY OVERVIEW

## PROPERTY/BUILDING INFORMATION

Property Address	11150 Broomfield Lane, Broomfield, Colorado
Property Type	Industrial/Flex
Zoning	PUD-Broomfield
Year Built	2023
Building SF	15,682
Clear Height	21.5'
Power	540 Amps, 208V, 3-Phase

11150 Broomfield Lane





# PROPERTY HIGHLIGHTS



## STABLE LONG-TERM LEASE

The property is secured by a 125-month lease agreement with **Arsenal Health**. This long-term commitment provides stable, predictable rental income, making it an attractive investment for those seeking reliable cash flow.



## ATTRACTIVE RENT STRUCTURE WITH ANNUAL INCREASES

The lease is structured at a competitive rental rate of \$17.00 per square foot NNN, with 3% annual rent increases. This ensures a consistent increase in rental income, keeping pace with inflation and market trends over the course of the lease.



## PRIME LOCATION BETWEEN DENVER AND BOULDER

Positioned between downtown Denver and Boulder, the property benefits from a strategic location with easy access to major business districts and strong demand from companies seeking proximity to these thriving markets.



## NEW CONSTRUCTION

Built in 2023, the property features modern construction, minimizing future maintenance costs.



## HIGH CLEAR HEIGHTS

The property boasts 21.5-foot clear heights, making it ideal for a variety of commercial and industrial uses, including warehousing, distribution, or specialized operations requiring significant vertical space.



# ARSENAL HEALTH - TENANT OVERVIEW

Arsenal Health is a premier full-service wellness and performance center, offering an integrated suite of programs including:

- Personalized strength and conditioning
- HYROX training
- Advanced lab panels (e.g., hormone/peptide therapies)
- IV therapy
- Recovery modalities such as sauna and cold-plunge
- Functional fitness training and more

Targeting both high-performance athletes and everyday clients seeking a holistic, performance-oriented wellness model, Arsenal Health positions itself beyond the traditional gym model into a membership and coaching-based platform with its premium services.

The company currently operates two other locations, including a facility at 5450 Wadsworth Bypass, Unit B, Arvada, CO, and another at 80 Inverness Drive East, Suite B, Centennial, CO.

# RENT ROLL

Tenant	SF	Base Rent/SF/Yr	Base Rent/Mo	Base Rent/Yr	Est. NNN/SF/YR	Est. NNN/Yr
Arsenal Health	15,500	\$17.00	\$21,958.33	\$263,500	\$6.00	\$93,000

# PRO FORMA INCOME

## Income

Gross Potential Rental Income		263,500
General Vacancy and Credit Loss	5.00%	-13,175

<b>Gross Effective Income</b>		<b>250,325</b>
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<b>Net Operating Income</b>		<b>\$250,325</b>
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# PHOTOS







**11150 Broomfield Lane**

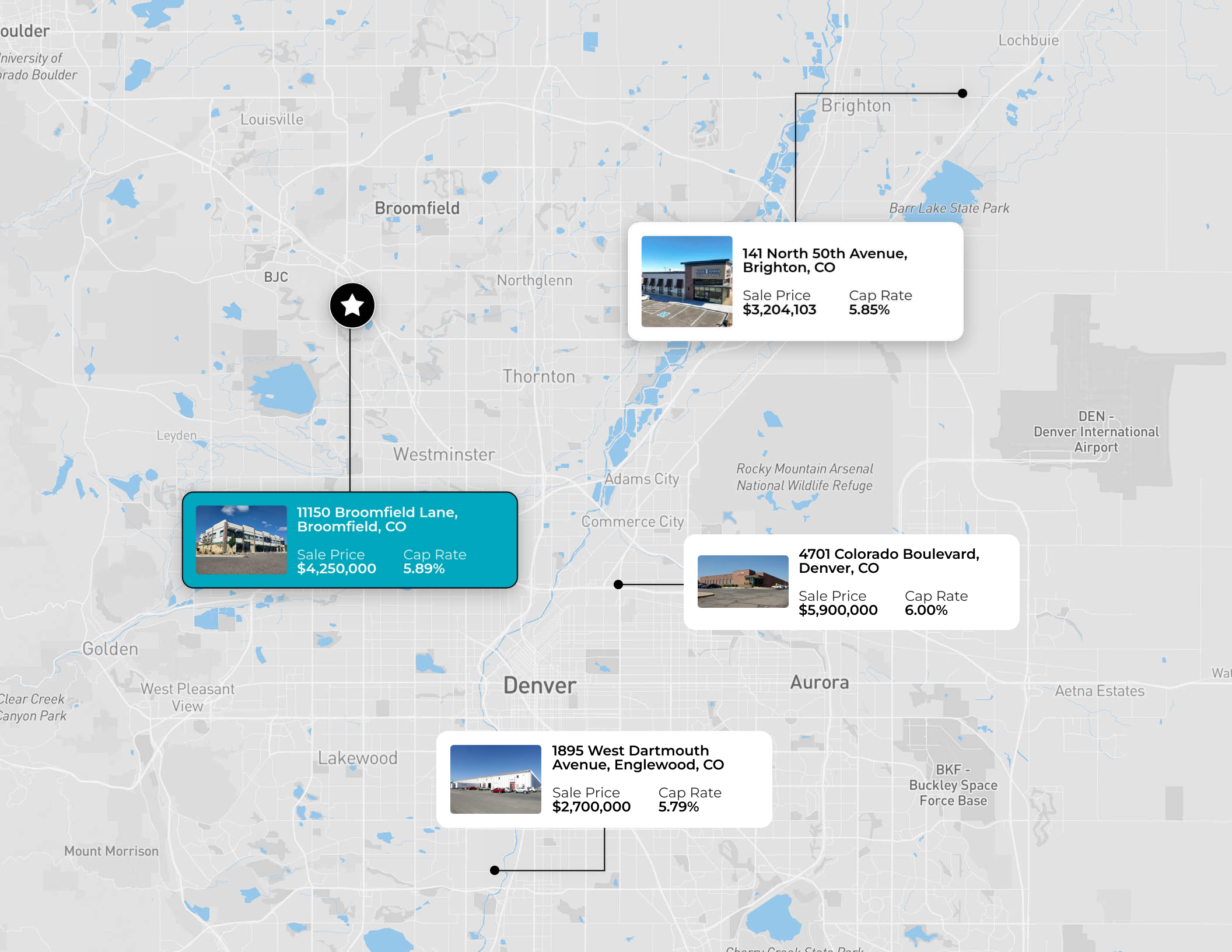
Broomfield, Colorado 80021

**SOLD COMPARABLES**



# SOLD COMPARABLES SUMMARY

Address	Sale Price	Building SF	Price/SF	Cap Rate	Sale Date	Year Built
1895 W Dartmouth Avenue, Englewood, Colorado	\$2,700,000	20,950	\$128.88	5.79%	8/1/2025	1973
4701 Colorado Boulevard, Denver, Colorado	\$5,900,000	27,716	\$212.87	6.00%	12/12/2024	1968
141 N 50th Avenue, Brighton, Colorado	\$3,204,103	4,260	\$752.14	5.85%	12/4/2024	2023
Total/Averages	\$11,804,103	52,926	\$223.03	5.88%		
11150 Broomfield Lane, Broomfield, Colorado	\$4,250,000	15,682	\$271.01	5.89%	-	2023



**11150 Broomfield Lane,  
Broomfield, CO**

Sale Price **\$4,250,000** Cap Rate **5.89%**



**141 North 50th Avenue,  
Brighton, CO**

Sale Price **\$3,204,103** Cap Rate **5.85%**



**4701 Colorado Boulevard,  
Denver, CO**

Sale Price **\$5,900,000** Cap Rate **6.00%**



**1895 West Dartmouth  
Avenue, Englewood, CO**

Sale Price **\$2,700,000** Cap Rate **5.79%**





**11150 Broomfield Lane**  
Broomfield, Colorado

**LOCATION  
INFORMATION**



# LOCATION DETAILS

## LOCATION INFORMATION

City, State, Zip	Broomfield, Colorado 80021
Submarket	Northwest Denver
Market	Denver Metro

## AREA OVERVIEW

Nearest Airport	Rocky Mountain Metropolitan Airport
Nearest Fire Service	North Metro Fire Rescue Station 65
Nearest Police Service	Broomfield Police Department
Highways	US-36, US-287, CO-121, CO-128

11150 Broomfield Lane



**11150**  
**BROOMFIELD LANE**  
BROOMFIELD, CO

BROOMFIELD LN

W 11TH AVE

11150 Broomfield Lane



# LOCATION HIGHLIGHTS



## STRATEGIC LOCATION

Situated between downtown Denver and Boulder, the property offers quick access to two of Colorado's most prominent business hubs, creating a central location for businesses with regional and national operations.



## CLOSE TO LOCAL AIRPORT

Located less than 10 minutes from Rocky Mountain Metropolitan Airport, the property offers convenient access for businesses requiring air cargo, logistics, or travel connections, making it ideal for businesses with a regional or global reach.



## HIGH DEMAND AREA

Broomfield is a growing business hub, home to major tech, healthcare, and industrial companies, and providing a highly sought-after location for businesses seeking access to Denver, Boulder, and the surrounding regions.



## STRONG TRANSPORTATION ACCESS:

The property benefits from excellent highway access, with major routes such as US-36, US-287, and Wadsworth Parkway, providing efficient transportation links to the entire Denver metropolitan area and beyond.



## SKILLED LABOR POOL

The property's location offers easy access to a highly educated and skilled workforce, thanks to the proximity to both the University of Colorado Boulder and the Denver metro area's strong labor market, offering businesses the talent they need to grow.



## SURROUNDING AMENITIES

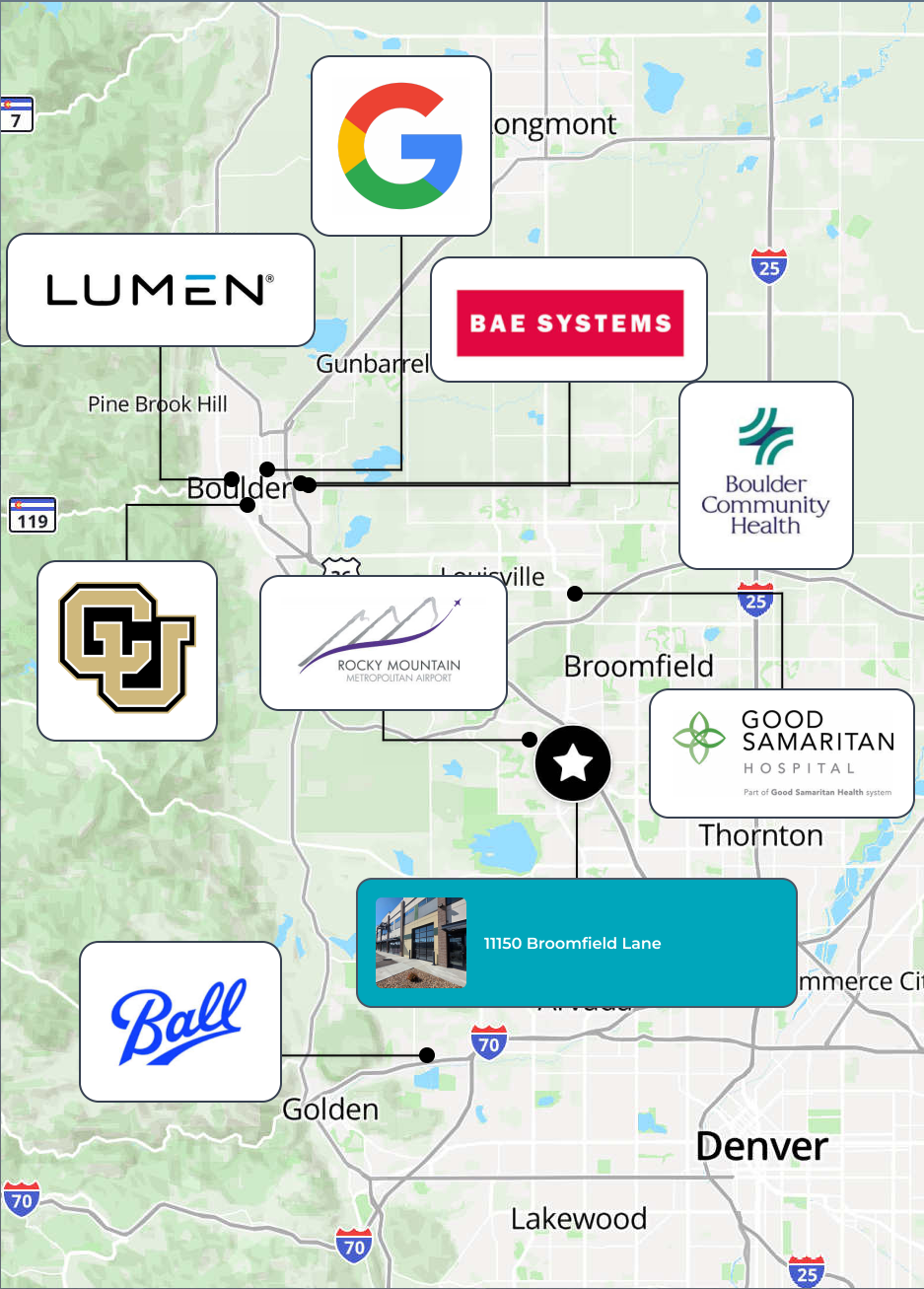
The area benefits from immediate access to both Arista and FlatIron Crossing, offering a full mix of shopping, dining, entertainment, and daily-needs services. These amenities support employee quality of life and strengthen the location's appeal for employers and tenants alike.



# AMENITIES MAP



# MAJOR EMPLOYERS



The area surrounding 11150 Broomfield Lane, Broomfield, CO features a robust and diversified employment landscape anchored by prominent institutions in education, healthcare, aerospace, technology, and advanced manufacturing. Key employers include the University of Colorado Boulder, which supports a significant academic and research workforce; technology leaders such as Google Boulder and Lumen Technologies; and major healthcare providers, Boulder Community Health and Intermountain Health Good Samaritan Hospital, ensuring demand for a wide range of professional and support roles. Ball Metal Beverage Packaging and BAE Systems, Inc. contribute advanced manufacturing and aerospace jobs, sectors noted for supplying high-skill, stable employment and fostering economic resilience. The nearby Rocky Mountain Metropolitan Airport enhances regional connectivity, supporting both business and logistics activities. This concentration and diversity of major employers—across sectors less prone to cyclical volatility—underscore Broomfield’s position as an economically resilient community with strong employment fundamentals and sustained demand for housing and commercial space.

Employer	Industry	Employees	Distance
University of Colorado Boulder	Education	12,180	13.6 mi
Rocky Mountain Metropolitan Airport	Transportation/Aviation	4,900	2.1 mi
Ball Corporation	Manufacturing/Aerospace	3,400	13.7 mi
Boulder Community Health	Healthcare	2,500	13.4 mi
Lumen Technologies	Telecommunications	2,000	14.7 mi
Good Samaritan Medical Center	Healthcare	1,500	5.7 mi
BAE Systems	Aerospace/ Defense	1,100	13.5 mi
Google	Technology	1,000	14.3 mi





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