

# 11130 Broomfield Lane

Broomfield, Colorado 80021



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**11130 Broomfield Lane**

Broomfield, Colorado 80021

**PROPERTY  
INFORMATION**



## EXECUTIVE SUMMARY

11130 Broomfield Lane is strategically located within Broomfield's Dry Creek Business Park, offering a highly functional industrial facility with exceptional flexibility. Zoning allows for a wide range of uses, including light manufacturing, assembly, warehousing, research and development, and professional office. The building can easily be divided into up to four units, providing adaptability for multi-tenant occupancy. With adaptable space ready for customized build-out and a prime location along the Denver-Boulder corridor, the property offers an exceptional opportunity for a wide range of businesses to establish or expand their operations. Additionally, there is the option to acquire additional buildings within the Dry Creek Business Park.

**\$4,030,000**

PRICE

**Industrial/Flex**

LAND USE

**18,284**

BUILDING SF

**\$220.41**

PRICE/SF

**2023**

YEAR BUILT



# PROPERTY OVERVIEW

## PROPERTY/BUILDING INFORMATION

Property Address	11130 Broomfield Lane
Property Type	Industrial/Flex
Zoning	PUD - Broomfield
Year Built	2023
Building Size	18,284 SF
First Floor	12,962 SF
Mezzanine	5,322 SF
Clear Height	21.5'
Power	540 Amps, 208V, 3-Phase
Drive-In Doors	Can be installed
Sprinklers	Early Suppression Fast-Response (ESFR) System

11130 Broomfield Lane





# LOCATION DETAILS

## LOCATION INFORMATION

City, State, Zip	Broomfield, Colorado 80021
Submarket	Denver–Boulder Corridor
Market	Denver Metro Area

## AREA OVERVIEW

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

11130 Broomfield Lane



# PROPERTY HIGHLIGHTS



## VERSATILE SPACE FOR MULTIPLE USES

The property supports a wide variety of uses, including light manufacturing, assembly, warehousing, research and development, professional office space, and more. With its flexible design, it offers users the ability to adapt the space to fit their specific business needs.



## HIGH-POWERED ELECTRICAL CAPACITY

The building is equipped with 540 Amps, 208V, 3-Phase electrical service, ideal for power-intensive operations. This capacity accommodates a wide range of industrial applications, including manufacturing and research operations.



## HIGH CEILINGS AND MEZZ SPACE

The building boasts a 21.5' clear height, offering ample vertical space for storage or manufacturing needs. Additionally, the substantial 5,322 SF mezzanine provides extra space for offices, storage, or other specialized functions.



## READY FOR CUSTOMIZED BUILD-OUT

The space is ready for customized build-out, allowing tenants to design the layout to meet their exact specifications. This flexibility makes the property ideal for businesses looking to tailor their environment for unique operations or specialized equipment.

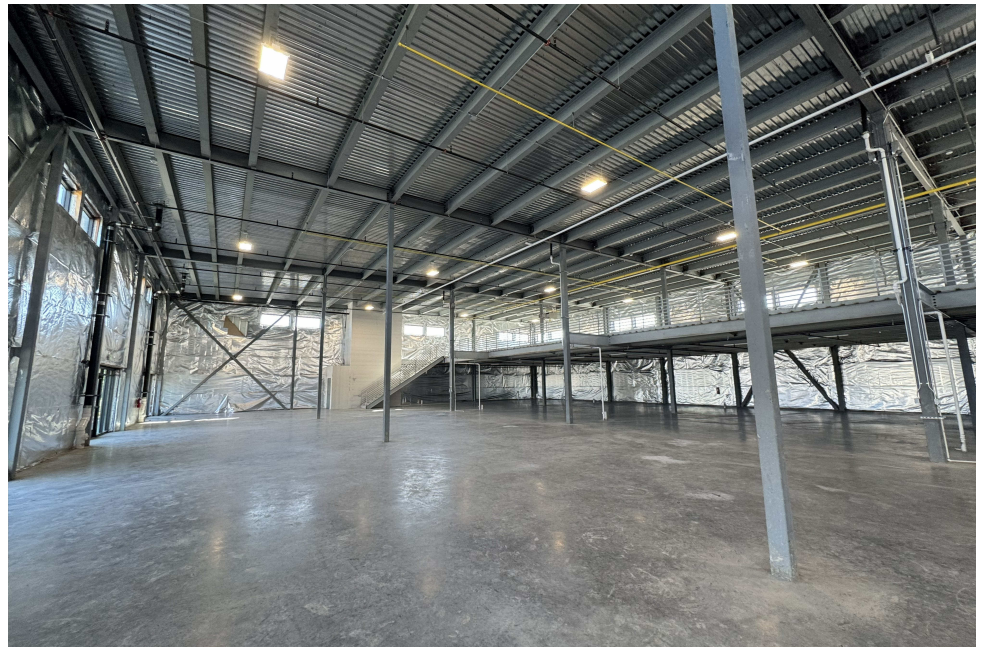


## POTENTIAL FOR OVERHEAD DOORS

The property allows for the installation of overhead doors, offering additional flexibility for operations that require easy access for vehicles or machinery. This feature enhances the building's functionality for warehousing, distribution, or other industrial uses.



# PHOTOS







**11130 Broomfield Lane**  
Broomfield, Colorado

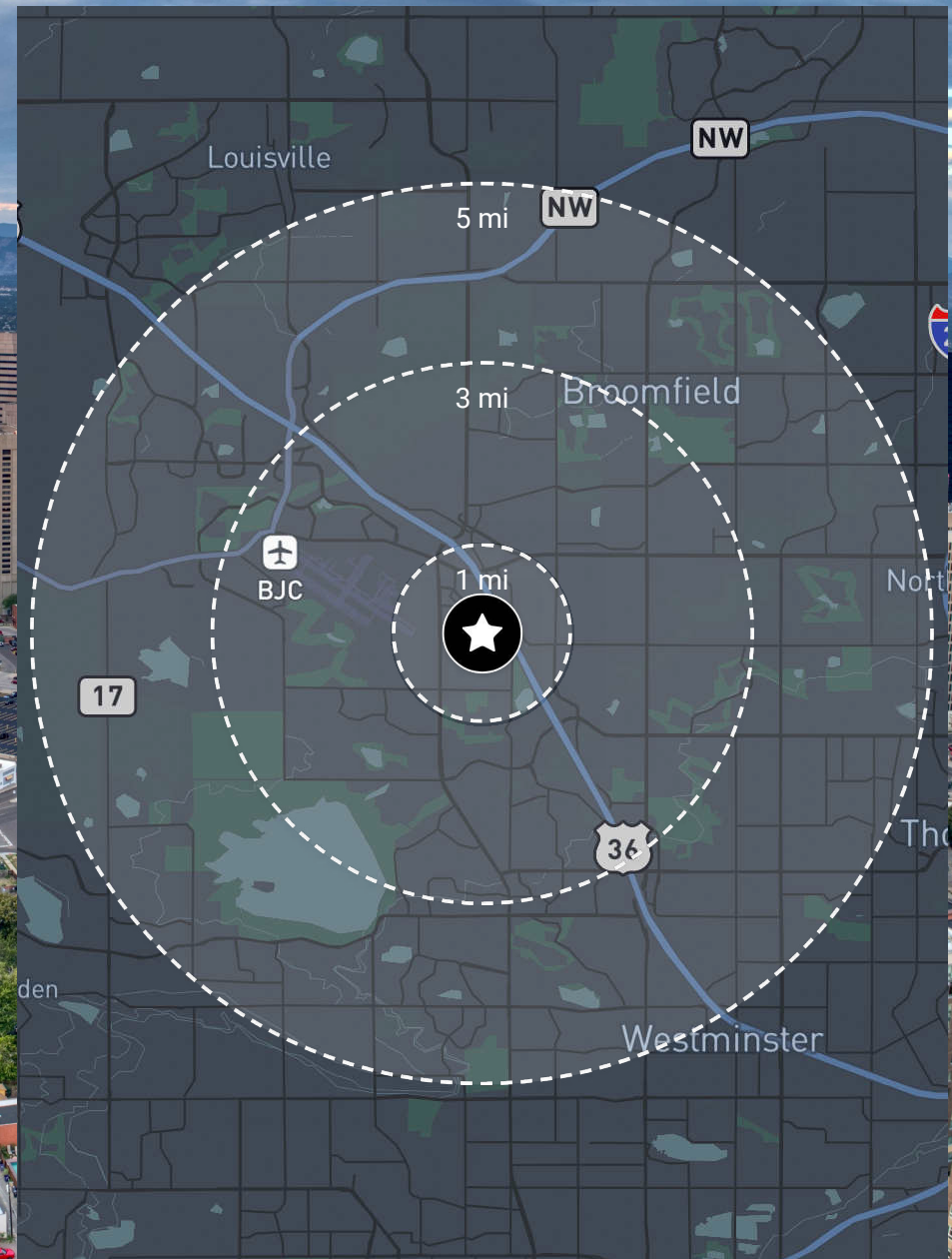
**LOCATION  
INFORMATION**



# DEMOGRAPHICS

Category	1-Mile Radius	3-Mile Radius	5-Mile Radius
Current Total Population	22,000	185,000	390,000
Current Population Density	6,600/sq mi	5,950/sq mi	5,150/sq mi
Projected (5 years) Population	23,500	190,000	400,000
Projected (5 years) Population Density	6,950/sq mi	6,100/sq mi	5,250/sq mi
Current Households	8,100	60,500	120,000
Projected (5 years) Households	8,500	62,500	125,000
Current Median Household Income	\$85,000	\$95,000	\$100,000
Current Average Household Income	\$100,000	\$105,000	\$110,000
Projected (5 years) Median Household Income	\$88,000	\$90,000	\$95,000
Projected (5 years) Average Household Income	\$105,000	\$110,000	\$115,000
Median Home Value	\$520,000	\$565,000	\$600,000
Median Rent	\$2,000/month	\$2,200/month	\$2,400/month

11130 Broomfield Lane





# LOCATION HIGHLIGHTS



## EXCEPTIONAL REGIONAL CONNECTIVITY

Located just off US-36, with quick access to Wadsworth Parkway (CO-121), CO-128, and US-287, the property offers seamless connectivity to Denver and Boulder. This makes Dry Creek Business Park an ideal location for companies looking to tap into the Denver-Boulder market.



## PROXIMITY TO MAJOR HIGHWAYS

The property is 5 minutes from US-36, 7 minutes from US-287, and under 10 minutes from Rocky Mountain Metropolitan Airport. Its position near key highways ensures efficient transportation routes for logistics, commuting, and regional access.



## CLOSE TO LOCAL AIRPORT

The property's proximity to Rocky Mountain Metropolitan Airport makes it convenient for business travel and shipments. This added convenience is perfect for businesses that require fast access to air transportation.



## ACCESS TO A HIGHLY EDUCATED LABOR POOL

The Dry Creek Business Park is surrounded by a highly educated workforce, with multiple universities and research institutions in the area. This access to a skilled labor pool supports businesses in industries like technology, manufacturing, and research.



## NEAR MAJOR CORPORATE EMPLOYERS

The location is in close proximity to several major corporate employers in industries such as aerospace, technology, and healthcare. This cluster of businesses creates a thriving commercial environment and offers opportunities for collaboration and business growth.



## CLOSE TO RETAIL AND DINING AMENITIES

Located near Arista and Flatiron Crossing, the business park is surrounded by abundant retail and dining options. Employees and visitors can enjoy easy access to shopping centers, restaurants, and entertainment, contributing to a vibrant work-life environment.

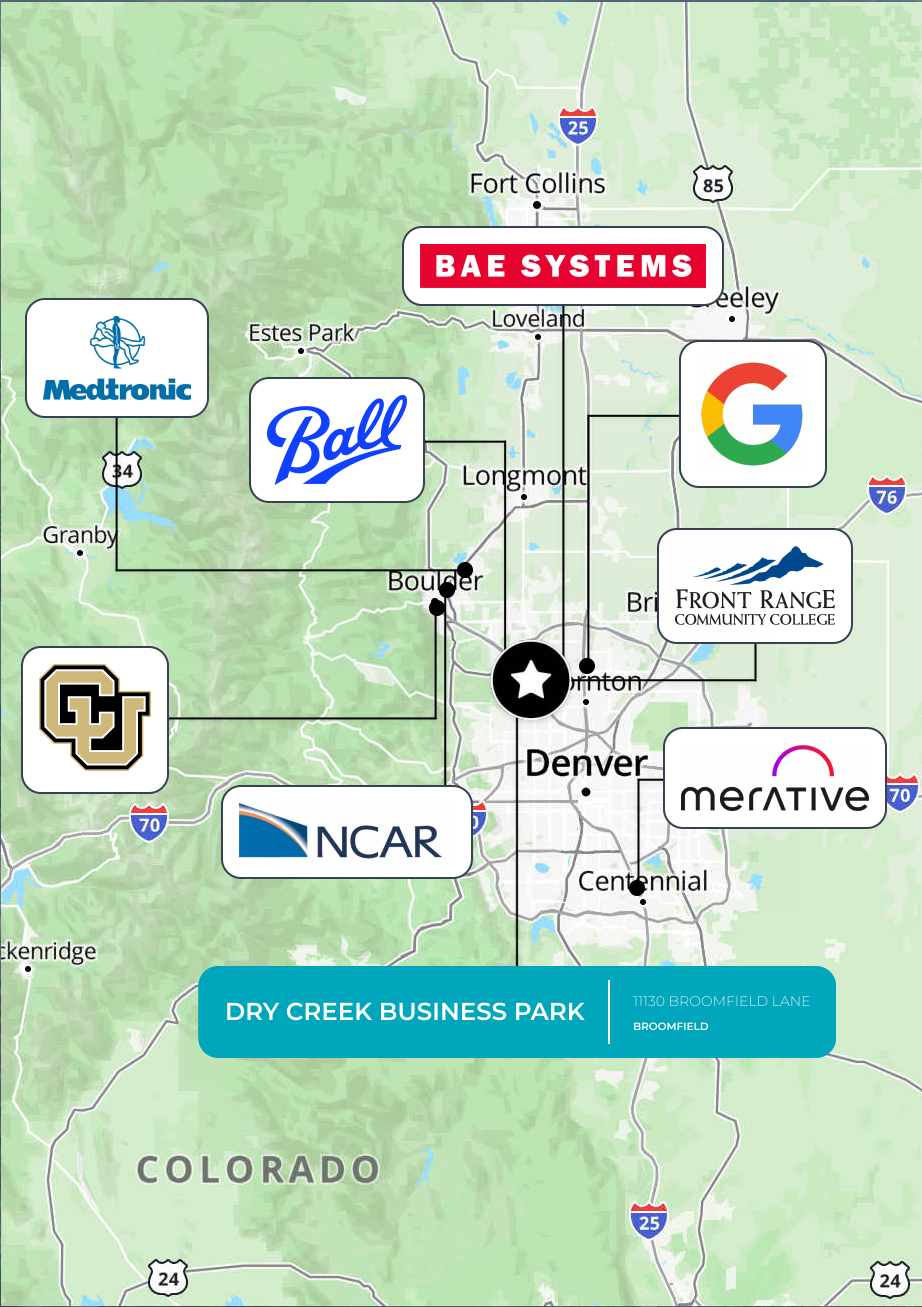


# AMENITIES MAP





# MAJOR EMPLOYERS



The area surrounding the property features a robust and diverse employment base anchored by higher education, advanced technology, aerospace, and healthcare sectors. Major employers include the University of Colorado Boulder, a leading research institution with over 36,000 students and strong local hiring, and BAE Systems, Inc. Space & Mission Systems, underscoring the region's prominence in aerospace and defense. Medtronic Surgical Solutions and Merative (formerly part of IBM Watson Health) provide stability within the healthcare and medical technology sectors, while Ball Corporation supports both advanced manufacturing and scientific R&D. Google's Thornton campus represents sustained growth in high-tech employment, complemented by local educational institutions such as Front Range Community College (Westminster) and federally funded research via the NCAR & UCAR Center Green Campus. The area is supported by extensive regional transportation networks, including U.S. Highway 36 and proximity to Denver and Boulder, enhancing employer accessibility and connectivity. Collectively, these institutions contribute to employment stability, drive innovation, and ensure the Broomfield area is economically resilient, with a talent-rich workforce positioned for sustained growth.

Employer	Industry	Employees	Distance
University of Colorado Boulder	Education	12,000	13.3 mi
BAE Systems Inc. Space & Mission Systems	Aerospace, Defense	5,200	1.6 mi
Medtronic	Medical Devices	2,400	17.6 mi
Ball Corporation	Manufacturing (Packaging)	1,500	2.4 mi
Merative	Technology	1,500	28.9 mi
Google	Technology	1,500	7.4 mi
Front Range Community College, Westminster Campus	Education	1,250	2.8 mi
UCAR/NCAR	Research, Science	1,200	14.1 mi





**Dry Creek Business Park**  
11130 Broomfield Lane, Broomfield, CO

**RECENT SALES COMPARABLES**



# RECENT SALES COMPARABLES

Address	Sale Price	Building Size	Price/SF	Sale Date	Year Built	Clear Height
405 S Pierce Avenue, Louisville, Colorado	\$3,550,000	14,850	\$239.06	3/26/2025	1995	14'
1680 E 69th Avenue, Denver, Colorado	\$3,400,000	14,760	\$230.35	3/25/2025	1989	28'
465 S Pierce Avenue, Louisville, Colorado	\$3,200,000	14,200	\$225.35	1/8/2025	1999	14-22'
Total/Averages	\$10,150,000	43,810	\$231.68			
11130 Broomfield Lane, Broomfield, Colorado	\$4,030,000	18,284	\$220.41		2023	21.5'



Boulder



Lafayette

Louisville



Superior



Broomfield



Brighton



#### 465 South Pierce Avenue

Sale Price	Building Size
<b>\$3,200,000</b>	<b>14,200</b>
Price/SF	Clear Height
<b>\$225.35</b>	<b>14-22'</b>



#### Dry Creek Business Park 11130 Broomfield Lane

Sale Price	Building SF
<b>\$4,030,000</b>	<b>18,284</b>
Price/SF	Clear Height
<b>\$220.41</b>	<b>21.5'</b>



North Table Mountain

Golden



Arvada



Westminster

Thornton



Dupont

Adams City

Commerce City



Henderson



#### 405 South Pierce Avenue

Sale Price	Building Size
<b>\$3,550,000</b>	<b>14,850</b>
Price/SF	Clear Height
<b>\$239.06</b>	<b>14'</b>



#### 1680 East 69th Avenue

Sale Price	Building Size
<b>\$3,400,000</b>	<b>14,760</b>
Price/SF	Clear Height
<b>\$230.35</b>	<b>28'</b>





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