

BROOMFIELD TOWN SQUARE

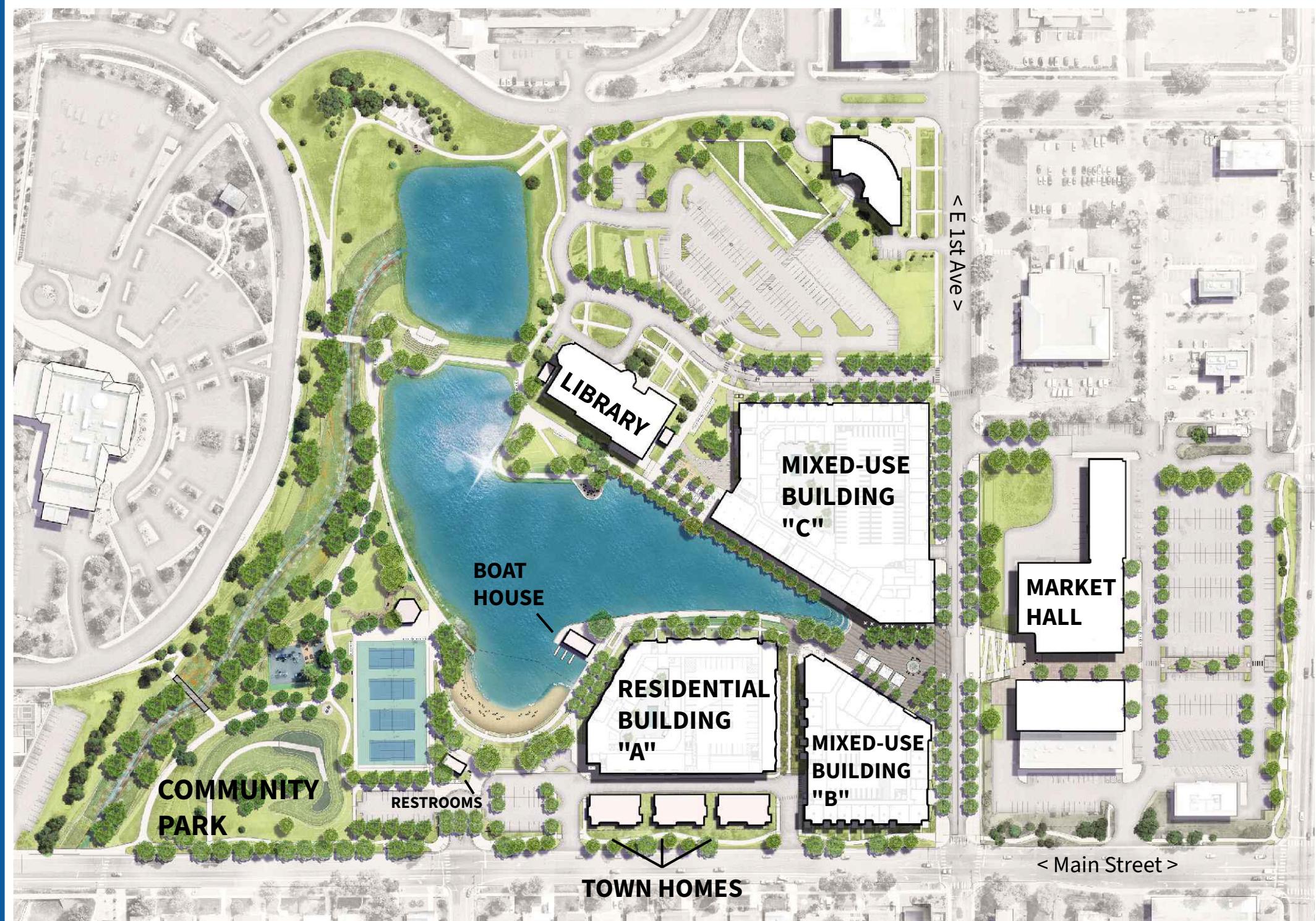
Main Street Energy, Naturally.

W 1st Ave & Main St | Broomfield, CO 80020



CLANCY COMMERCIAL REAL ESTATE

PROJECT OVERVIEW



An Open-Air Gathering Place Located at 1st & Main

Grounded in years of planning and community engagement, Broomfield Town Square is a thoughtfully designed mixed-use destination bringing together community-focused areas; with 34,949 square feet of restaurant + retail space, 491 residences in the first phase of development, and 152 additional residences in a future phase of development. Organized around walkable streets, public plazas, and a signature waterfront, the project is expected to deliver in late 2028 and is designed to support both everyday routines and destination moments.

300 Days of Sunshine Approved

Anchored by a central lake and expansive landscaping, Broomfield Town Square creates a naturally active environment that encourages movement, gathering, and extended visits. Waterfront paths, shaded streets, patios, and open-air plazas are designed to increase dwell time and support a vibrant, pedestrian-oriented experience.

PLAZA BIRDS EYE PERSPECTIVE - LOOKING OVER "GRAND STAIRS" NORTH THROUGH THE PLAZA TO THE LAKE



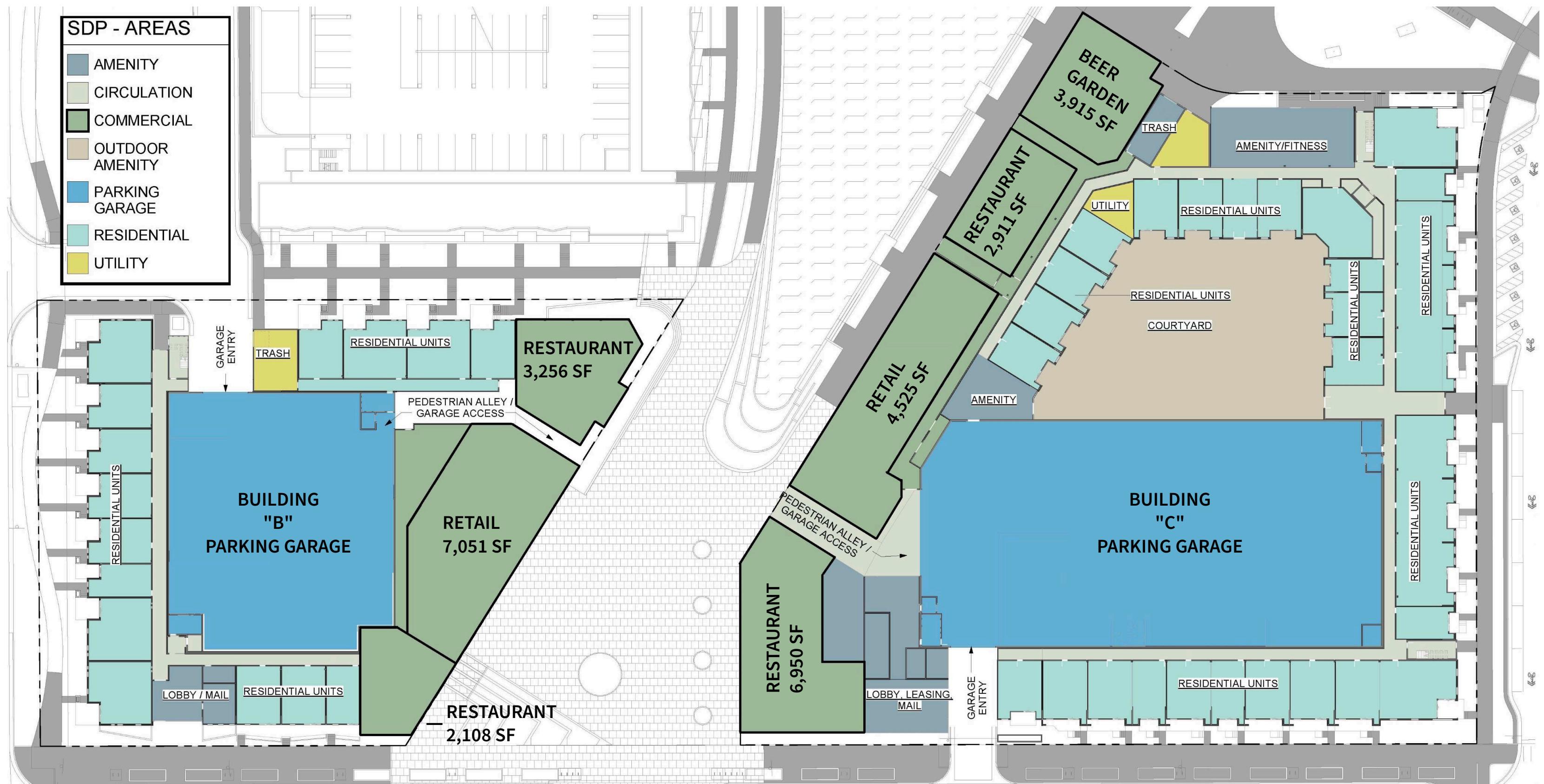
PLAZA PERSPECTIVE - LOOKING NORTH THROUGH THE PLAZA





LAKE EDGE PERSPECTIVE - LOOKING BACK TOWARDS PLAZA IN EVENING

RETAIL & RESTAURANT OPPORTUNITIES



BROOMFIELD AT-A-GLANCE

A Suburb Defined by Sound Fundamentals



Population
1 Mile 11,664
3 Mile 83,202
5 Mile 232,732



Employees
1 Mile 9,221
3 Mile 42,696
5 Mile 112,821



HH Income
1 Mile \$107,412
3 Mile \$127,841
5 Mile \$115,061

*Per CoStar

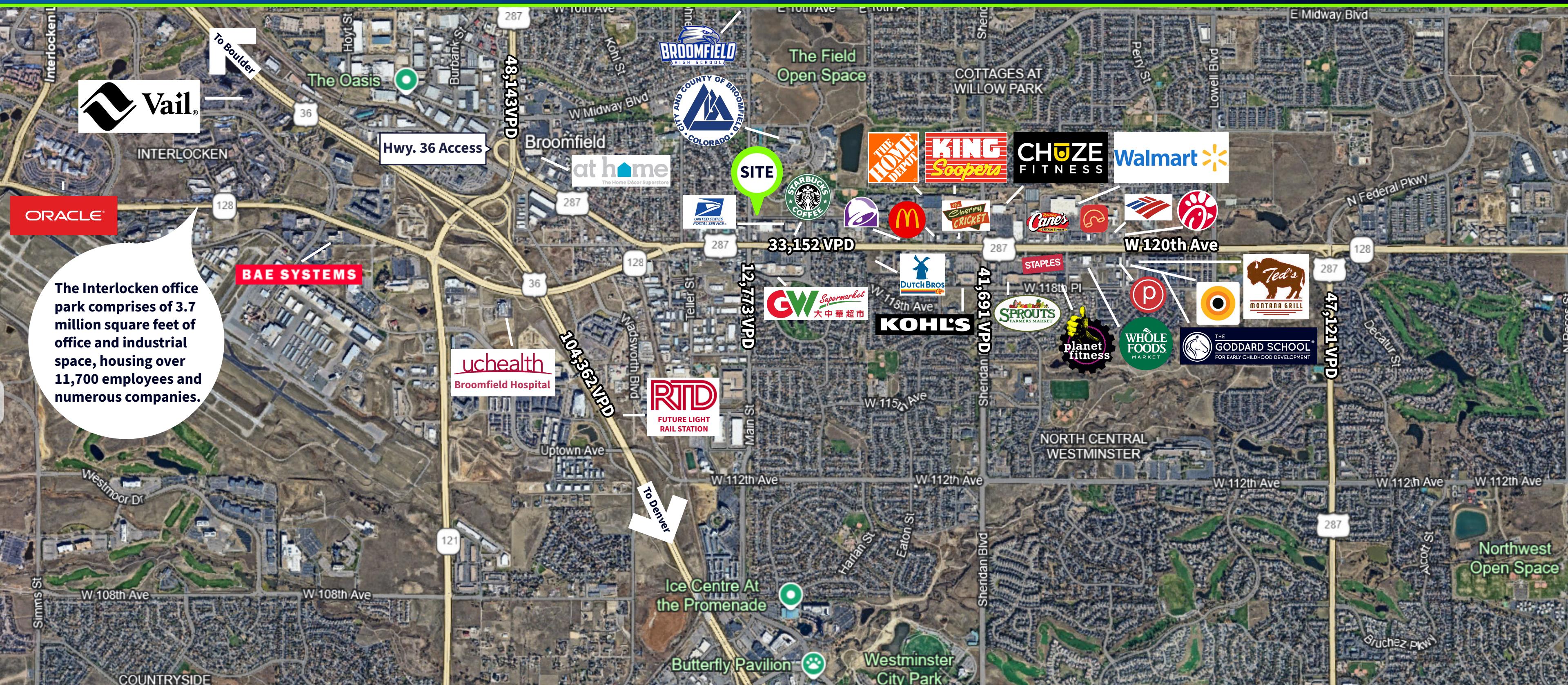


Named among the best places to live in the western United States¹, Broomfield has earned recognition for its strong economy, resident satisfaction, education, health conscious lifestyle, and community amenities.

Broomfield supports a diverse employment base led by technology, aerospace, and specialized services, with multiple corporate headquarters and regional campuses located in the area. Major employers include Oracle, Ball Corporation, Vail Resorts, Datavail, and Webroot.

The retail environment is backed by strong consumer demand, with total sales exceeding \$1.5 billion and nearly \$20,000 in retail sales per capita². Food and beverage spending is similarly robust, reflecting high engagement with local dining and hospitality options.

MARKET AERIAL



To Hwy. 36 To Boulder To Denver
1.2 Miles 10.8 Miles 16.1 Miles
3 Minutes 16 Minutes 25 Minutes



To DIA
33.8 Miles
40 Minutes

FOR LEASING INFORMATION

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