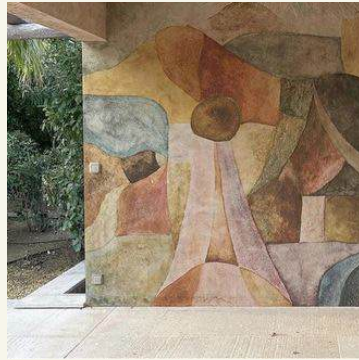
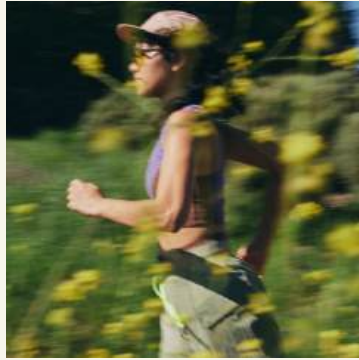


CENTER ST



BASELINE™

Retail & Restaurant Opportunities
Broomfield, Colorado



Find *your* Center

Center Street, a park-like oasis set within a *vibrant urban hub*, blends simple architecture with thoughtfully curated shops and restaurants. Center Street is more than a retail destination; it's a *canvas for living intentionally*—a space where creative expression and a deep connection to the world around us celebrate the beauty of *living deliberately*.

Center Street will be the community heart of the fast-growing Baseline district.



COMMUNITY OF

BASELINE™

AT FULL BUILD OUT

7,000 Residences TOTAL

3,500 Units MULTIFAMILY + BFR

2,700 Units FOR-SALE RESIDENTIAL

800 Units AFFORDABLE HOUSING

±4 M sf COMMERCIAL

±1.8M sf INDUSTRIAL

172 Acres OPEN SPACE

1,100 TOTAL ACRES

KEY

- Retail
- Restaurant
- Office
- Multifamily

*Assumes BOMA retail standards for usable area. Storefront design, including door locations, is shown for general intent and is subject to change.

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CENTER ST

» PHASE 1

COMMERCIAL

±317,000 sf *Total*

±133,000 sf *Up to 44 Retailers*

±57,500 sf *Up to 15 Restaurants*

±89,500 sf *Office Space*

±37,000 sf *Grocery*

RESIDENTIAL

450 Units

» PHASE 2

COMMERCIAL

±100,000 sf *Office Space*

RESIDENTIAL

622 Units

» TOTAL BUILD OUT

COMMERCIAL

±417,000 sf

RESIDENTIAL

1,072 Units

BLOCK 4C

390 Units

Residences

BLOCK 4B

100 Units

Residences

PHASE 2

BLOCK 5

100,000 sf

Office Space

PHASE 2

BLOCK 5

522 Units

Residences

PHASE 2

BLOCK 2B

60

Townhomes

BASELINE

GROCERY

BASELINE RD/ HWY 7

BOULDER

20 mins / 13 miles

DENVER

25 mins / 18 miles

BOOMING GROWTH

BROOMFIELD POPULATION GROWTH

6.9% *since 2020*

EXPECTED MARKET GROWTH

3.2% *in the next 5 years*

NEARBY



25 min

DOWNTOWN DENVER



20 min

DOWNTOWN BOULDER



20 min

HIKE & BIKE TRAILS



30 min

DENVER INTERNATIONAL AIRPORT



60 min

CLOSEST SKI RESORT



70 min

ROCKY MOUNTAIN NATIONAL PARK

Sources: ESRI, U.S. Census, Zonda



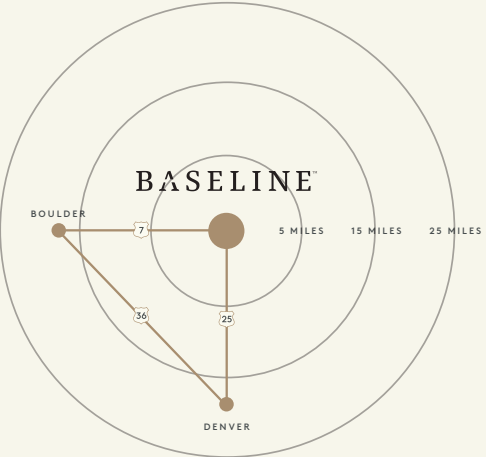




A MILLION PEOPLE WITHIN 15 MILES

At the pinnacle of the Denver-Boulder triangle, the demographic reflects a blend of high-earning individuals and community-focused families.

DEMOGRAPHICS



THE MARKET AREA'S AVERAGE
HOUSEHOLD INCOMES ARE HIGH

\$ 180,554 within 3 miles

\$ 161,297 within 5 miles

\$ 131,430 within 10 miles

A DEEP TALENT POOL

60,396 Residents within 4 miles

171,010 Residents within 6 miles

500,914 Residents within 10 miles

1.1 M Residents within 15 miles

ADULTS AGED 25+ WITH A BACHELOR'S
DEGREE OR HIGHER



57% within 5 miles



44% within 10 miles

DAILY VEHICLE TRAFFIC

138,869

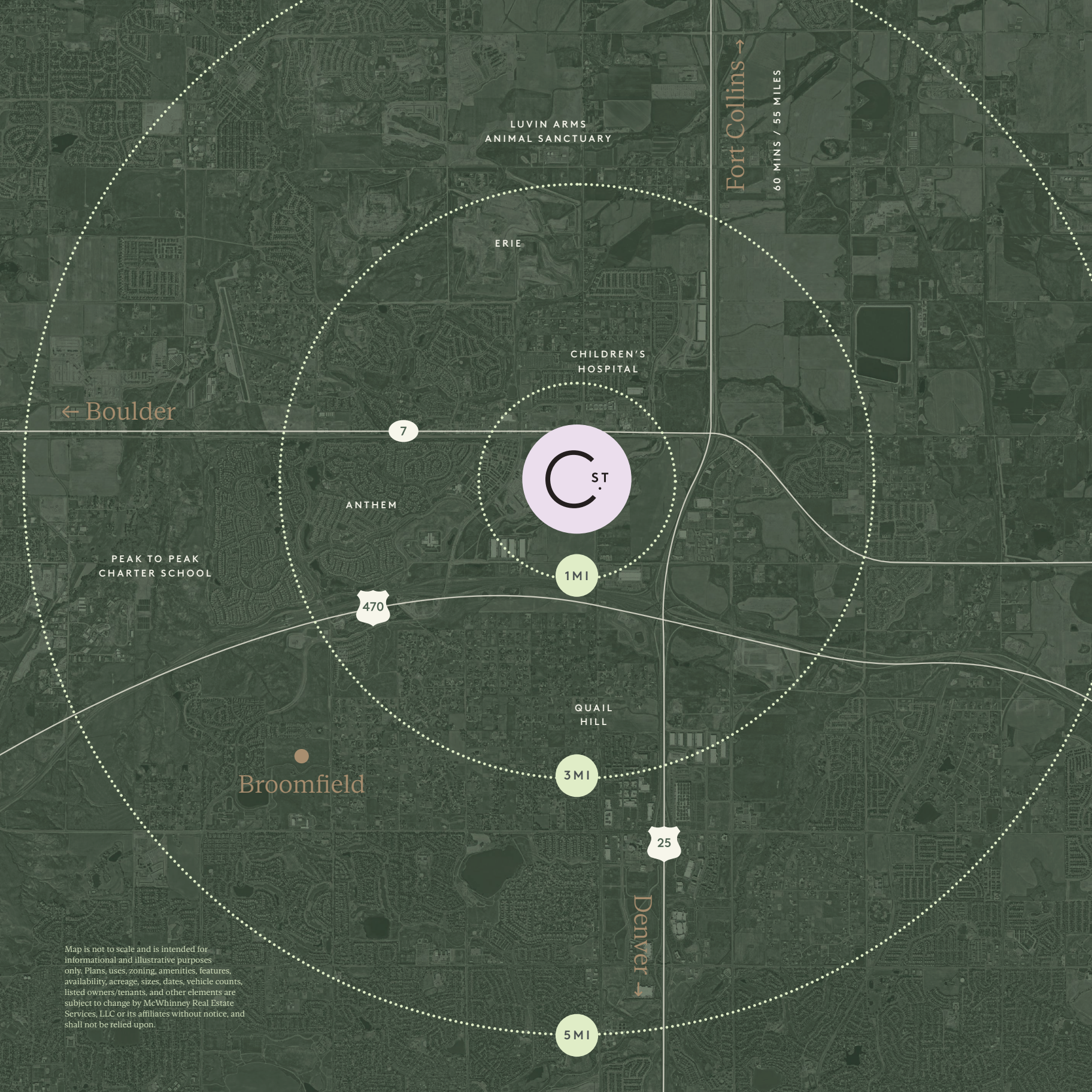
Via I-25, E 168th St, NW Pkwy, Huron St, Sheridan Pkwy and 160th Ave. With 77,059 residents added to Colorado in the past year, according to the U.S. Census Bureau, destination traffic will continue increasing.

A DESTINATION FOR PEOPLE
WHO WORK NEARBY

16,737 Employees with an 8-min drive

53,230 Employees with a 10-min drive

111,737 Employees with a 12-min drive



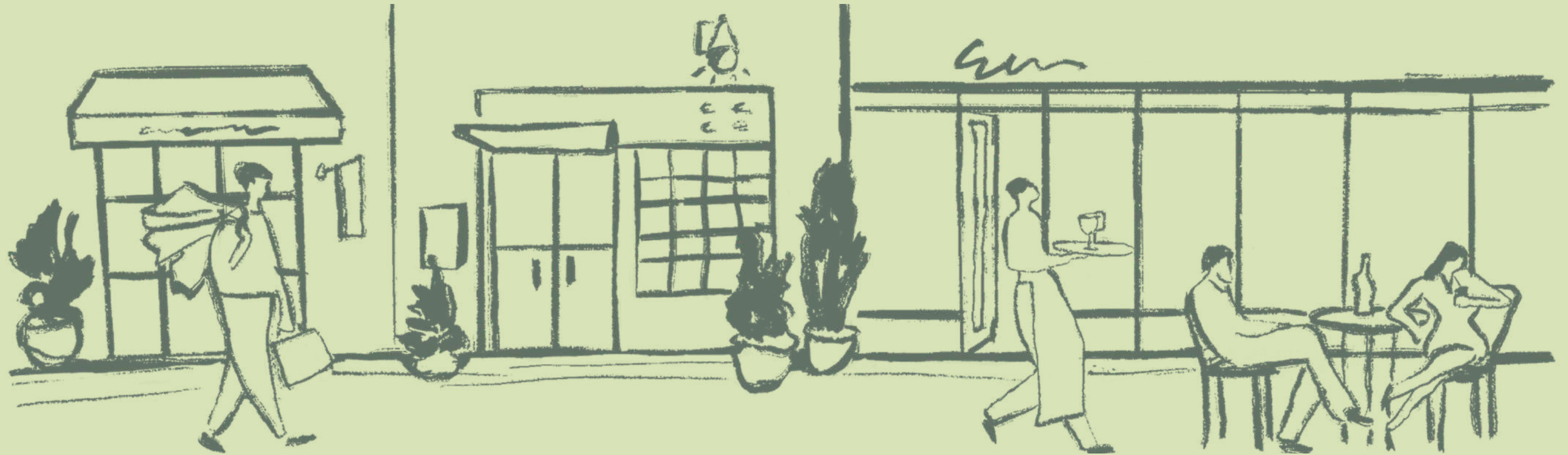
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BY THE NUMBERS

	RADIUS	1 MILE	3 MILE	5 MILE
CENTER ST	POPULATION	1,833	27,625	113,783
	AVG HH INCOME	\$248,784	\$180,554	\$161,297
	MEDIAN AGE	40.04	38.69	37.35
Orchard Town Center WESTMINSTER, CO	POPULATION	2,559	61,281	186,543
	AVG HH INCOME	\$135,834	\$154,838	\$135,188
	MEDIAN AGE	33.18	36.93	36.76
Flatiron Crossing BROOMFIELD, CO	POPULATION	4,975	39,501	124,954
	AVG HH INCOME	\$100,770	\$147,224	\$145,572
	MEDIAN AGE	36.09	36.89	37.64
Pearl Street BOULDER, CO	POPULATION	28,343	92,674	116,214
	AVG HH INCOME	\$129,109	\$126,893	\$136,714
	MEDIAN AGE	25.87	26.73	28.64









GROCERY

OVERVIEW

±37,000 sf

A popular natural grocery store anchors the retail and restaurant district, attracting neighbors who value local and organic choices. Its welcoming atmosphere creates a lively hub where people naturally gather each day, supporting nearby shops and restaurants and strengthening the sense of community.

SIGNED
LEASE



RESTAURANT

VISION

Chef-driven, locally sourced, and sustainable, with a social atmosphere that appeals to a trend-savvy, experience-focused crowd.



RESTAURANT

OVERVIEW

±57,500 sf
Up to 15 Concepts

AT THE CENTER OF

Full-Service Dining

Fast Casual

Specialty Dining





RETAIL

VISION

Brands that share a common commitment to quality, modern aesthetics and conscious living. Appealing to those who value style and substance in their everyday choices.



Merchandising Vision (For illustrative purposes only)

RETAIL

OVERVIEW

±133,000 sf
Up to 44 Storefronts

AT THE CENTER OF

Fashion-Focused

Intentional Living Home Goods

Athletic-Focused Soft Goods

Clean Beauty & Wellness

Fitness & Service





HEALTH & WELLNESS

VISION

Brands that share a common commitment to wellness and health.



HEALTH & WELLNESS

OVERVIEW

±133,000 sf
Up to 44 Storefronts

AT THE CENTER OF

Athletic-Focused Soft Goods

Clean Beauty & Wellness

Fitness & Service





BASELINE™

Master Plan

AT FULL BUILD OUT

7,000 Residences IN TOTAL

3,500 Units MULTIFAMILY + BFR

2,700 Units FOR-SALE RESIDENTIAL

800 Units AFFORDABLE HOUSING

±4M sf COMMERCIAL

±1.8M sf INDUSTRIAL

172 Acres OPEN SPACE

1,100 TOTAL ACRES

KEY

- Center Street Retail District

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CENTER ST

Master Plan

» PHASE 1

COMMERCIAL

- ±317,000 sf Total
- ±133,000 sf RETAIL
- ±57,500 sf FOOD & BEVERAGE
- ±89,500 sf OFFICE SPACE
- ±37,000 sf GROCERY

RESIDENTIAL

- 450 Units Total
- 390 RESIDENCES
- 60 TOWN HOMES

» PHASE 2

COMMERCIAL

- ±100,000 sf Total
 - ±100,000 sf OFFICE
- RESIDENTIAL

- 662 Units Total
- 522 RESIDENCES | BLOCK NO. 5
- 100 RESIDENCES | BLOCK NO. 4B

» TOTAL BUILD OUT

- ±417,000 sf COMMERCIAL
- 1,112 Units RESIDENTIAL



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CENTER ST

Retail Plan

TOTAL BUILD OUT

Up to 44 Storefronts RETAIL

Up to 15 Concepts FOOD & BEVERAGE

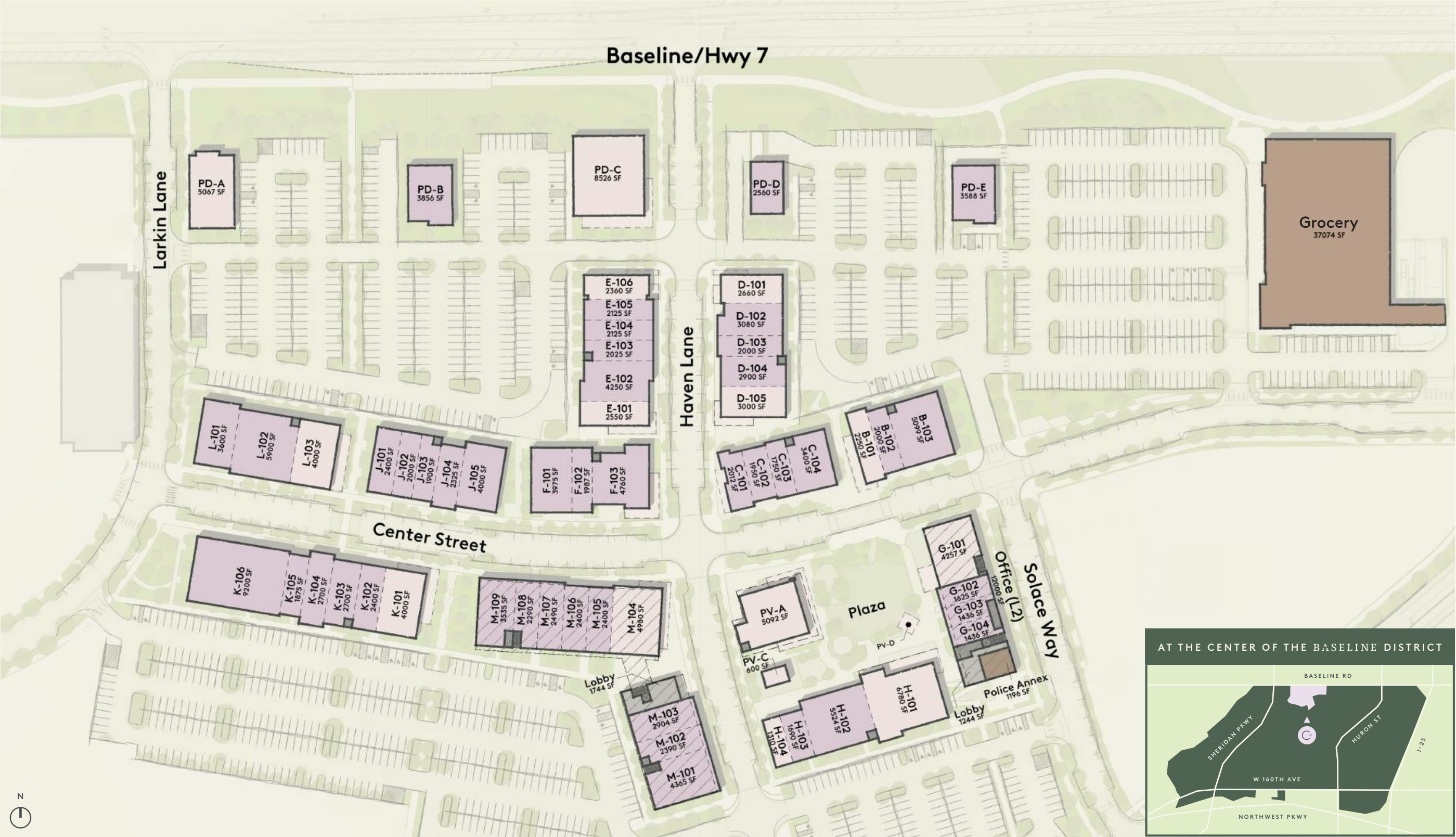
SF BREAKDOWN

±317,000 sf	Total
±133,000 sf	RETAIL
±57,500 sf	FOOD & BEVERAGE
±89,500 sf	OFFICE SPACE
±37,000 sf	GROCERY

- KEY
- Retail
 - Food & Beverage
 - Office
 - Grocery

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GET IN TOUCH

centerstreet@baselinecolorado.com

2025

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