



Z A L L
COMMERCIAL
REAL ESTATE

Flatiron Marketplace

615-645 FLATIRON MARKETPLACE DR., BROOMFIELD, CO 80021

2ND GENERATION RESTAURANT SPACE & INLINE RETAIL SPACE

1,300 to 7,800 SF | Freestanding - 1.38 Acres Of Land



1,300-7,800 SF Retail Space Available

- NNN: \$13.00/SF (est.)
- Located in the booming Flatiron Shopping District
- 2nd generation restaurant space & inline retail space for lease
- 7,800 SF freestanding restaurant space available
- Major employers in the area include IBM, Oracle and Level 3 with a trade area serving over 1.1 million

Neighboring Flatiron Crossing Redevelopment

The redevelopment of the Flatiron Crossing Shopping Center, dubbed HiFi at Flatiron Crossing, will feature 65,000 square feet of dining, entertainment and retail with a five-story, 345-unit luxury apartment complex, 2.5 acres of public amenities and event space with a mix of Office, Multi-family, and Hotels.

The redevelopment has recently broken ground and HiFi's first "eatertainment" anchor will be the second location for Colorado-based Pindustry. Opening early 2027.

For pricing and leasing information, contact

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

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- 1 HiFi at FlatIron Crossing, 450 unit apartment complex, a 350 unit apartment complex + 50k SF of retail
- 2 75K square foot office space
- 3 Home2 Suites by Hilton, 100 + rooms proposed
- 4 200 residential units proposed
- 5 Redevelopment zone up to 600 units approved
- 6 Bridges at Flatirons with up to 300 units delivered with 300 additional units proposed



Demographics

	1 Mile	3 Miles	5 Miles
Population	6,994	46,494	140,492
Households	3,870	20,964	57,142
Avg HH Income	\$94,268	\$109,061	\$118,529
Med HH Income	\$114,269	\$143,080	\$159,146
Daytime Employees	15,301	48,126	89,379

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