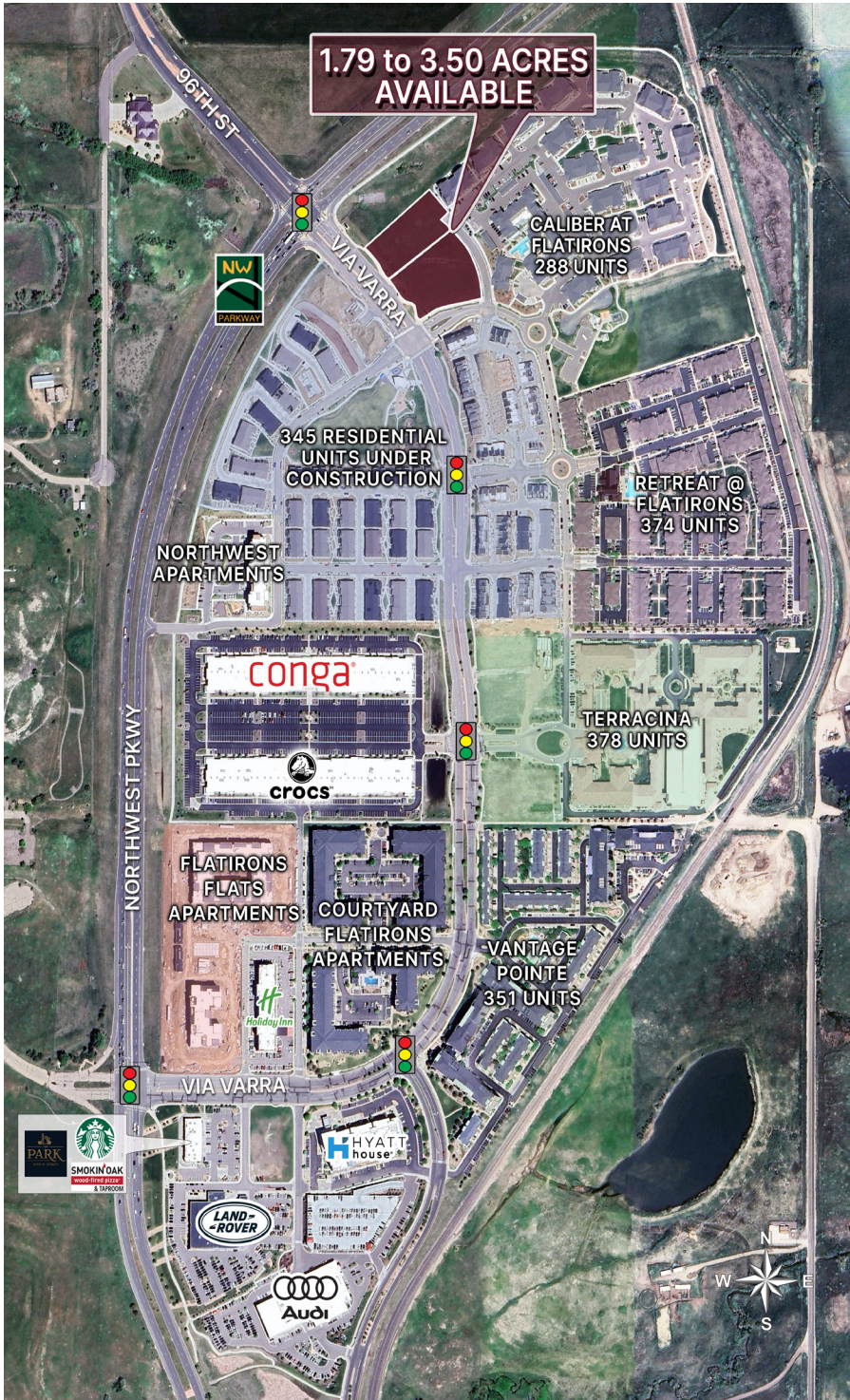


SEC NORTHWEST PARKWAY & VIA VARRA

BROOMFIELD, COLORADO

1.79 TO 3.50 ACRES AVAILABLE IN BROOMFIELD



PROPERTY HIGHLIGHTS

Suitable for hospitality, medical, senior living, QSR, coffee, restaurants

Construction of future access drive between Via Varra and property to be reimbursed by adjacent lot owner

2" water and 12"/18" sewer stubs and dry utilities installed to property

Offsite work complete

No onsite detention required

Zoned PUD



Michael Laatsch
303.370.7470
mlaatsch@sullivanhayes.com

Bryan Slaughter
303.370.7459
bslaughter@sullivanhayes.com

Heather Wiseman - Owner's Representative
303.656.8713
hwiseman@evgre.com

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TRADE AREA

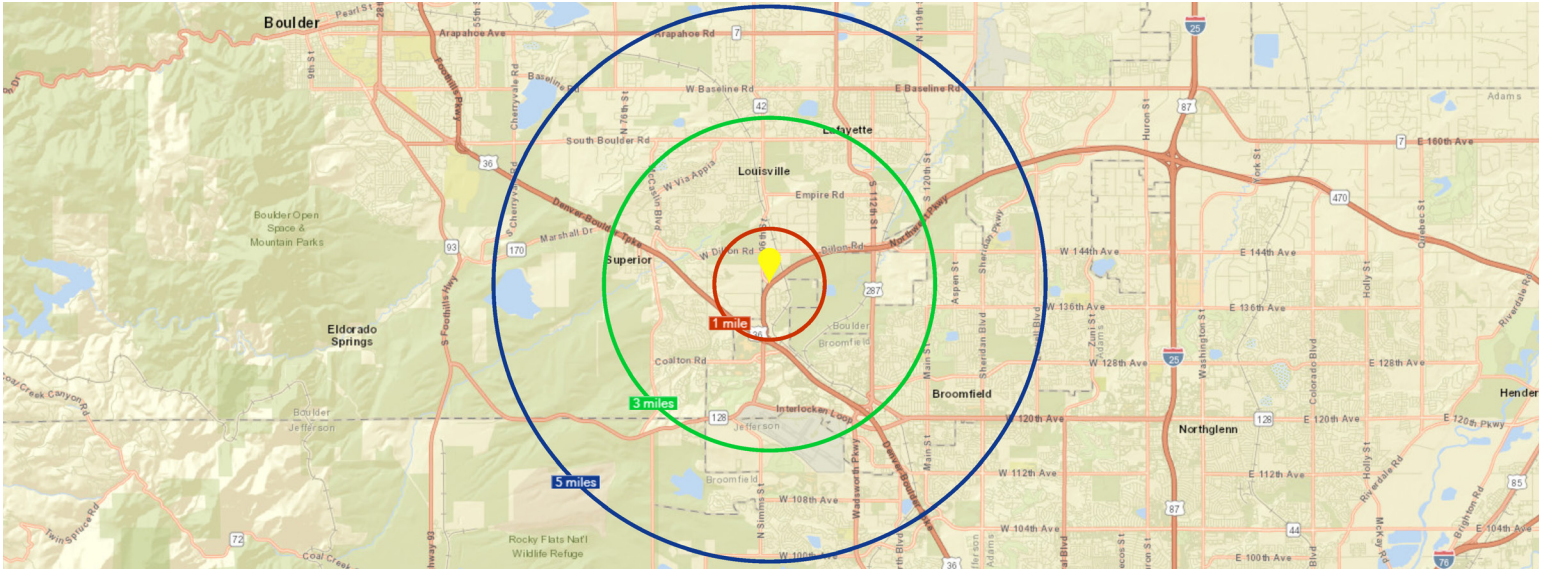


MAP COURTESY OF GOOGLE EARTH 2022



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AREA DEMOGRAPHICS



MAP COURTESY OF ESRI 2024

DEMOGRAPHICS | COMPARISON SUMMARY

CATEGORIES	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	5,687	47,274	140,258
PROJ. POPULATION IN 2029	6,389	50,237	145,016
AVG. HOUSEHOLD INCOME	\$118,701	\$156,528	\$160,238
DAYTIME POPULATION (EMPLOYEES)	8,306	49,836	92,105

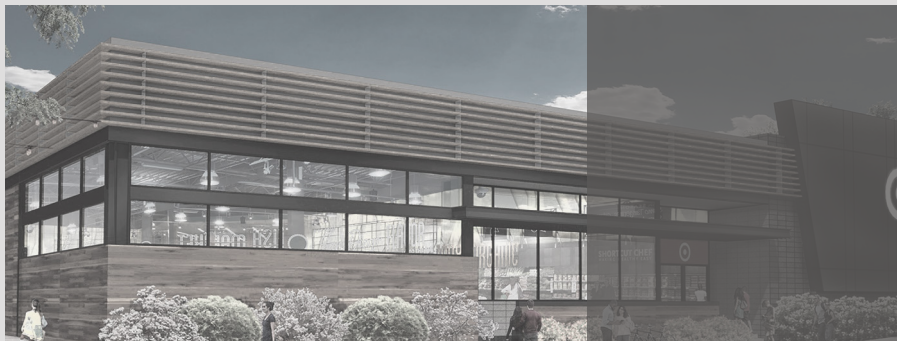
SOURCE: ESRI 2024

TRAFFIC COUNTS

LOCATION	CARS/DAY
Northwest Pkwy southwest of Via Varra	25,000
96th St northwest of Northwest Pkwy	20,000
Hwy 36 southeast of Northwest Pkwy	95,648

SOURCE: ESRI 2019





BROKER CONTACT

ABOUT SULLIVANHAYES

SullivanHayes Brokerage is Colorado's premier, full service retail brokerage company assisting tenants, landlords, and developers. We have enjoyed a rich history serving the commercial real estate industry since 1978. SullivanHayes is proud to have helped some of the most sophisticated national retailers and landlords expand throughout Colorado, as well as passionate local concepts and developers that make our community vibrant and dynamic.

VISIT: www.sullivanhayes.com



View
Agency
Disclosure

All information to be independently verified.

SEC NORTHWEST PKWY & VIA VARRA/96th ST

Michael Laatsch

303.370.7459

mllaatsch@sullivanhayes.com

Bryan Slaughter

303.370.7470

bslaughter@sullivanhayes.com

- OWNER'S REPRESENTATIVE -

Heather Wiseman

303.656.8713

hwiseman@evgre.com

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SullivanHayes Brokerage DTC
5570 DTC Parkway, Suite 100
Greenwood Village, CO 80111
303.534.0900



Evergreen
1873 South Bellaire Street Suite 1200
Denver, CO 80222