

10 GARDEN CENTER  
BROOMFIELD, CO 80020

ORTHODONTIST  
Joseph B. Dankey, DDS



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# ORTHO/DENTAL/GENERAL OFFICE FOR SALE OR LEASE IN BROOMFIELD

*3,800 SF FOR OWNER-USER TO OCCUPY*

2,200 SF LOWER LEVEL TENANT PROVIDES IN-PLACE INCOME

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REAL ESTATE GROUP

JEFF BRANDON

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# PROPERTY SUMMARY

Fully-equipped orthodontist office, centrally located in Broomfield, CO for Sale. Conveniently located near Highway 287 and Midway Boulevard. Additional income in place with a with a Tenant occupying the lower level.



PURCHASE PRICE  
**\$950,000**



LEASE RATE  
**\$18/SF MG\***



SITE SIZE  
**0.24 ACRES**



BUILDING TYPE  
**OFFICE**



BUILDING SIZE  
**6,000 SF**



PARKING RATIO  
**1.5:1,000**

\*UTILITIES AND JANITORIAL SEPERATELY METERED



# MAP

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection	10,576	65,975	205,188
2023 Estimate	10,460	65,255	201,886
Growth 2023-2028	0.1%	0.4%	0.5%
Average Household Size	2.3	2.4	2.4
Total Households	4,588	27,506	83,979
Median Age	40	38.2	37.8
HOUSEHOLD INCOME			
2023 Average	\$141,795	\$155,669	\$154,761
Median Home Value	\$418,939	\$483,420	\$515,544



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