10 GARDEN CENTER BROOMFIELD, CO 80020

oseph B. Denkey, DDS

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

navpoint

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JEFF BRANDON ieff.brandon@navpointre.com c: 303.870.4091



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.







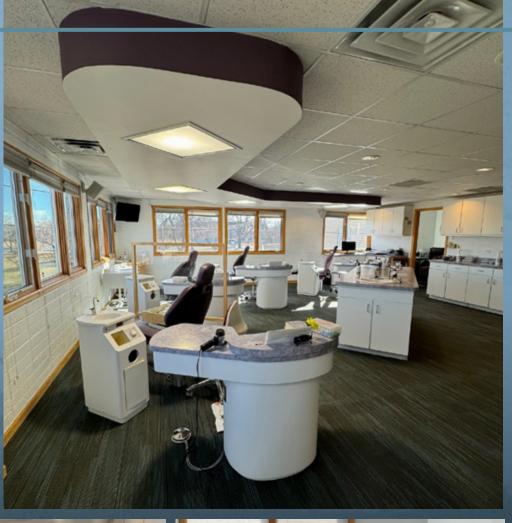


















DEMOGRAPHICS

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%
Avgerage 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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