



*Confidential Offering Memorandum*

**6855 W 119th Ave**

Broomfield, CO 80020



Mark Alley Advisor

Paul Schneider Principal

Chase Grimes Vice President

One Broadway Suite A300 | Denver, CO 80203  
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## 6855 W 119TH AVE. BROOMFIELD, CO

List Price: \$2,350,000

### PROPERTY DESCRIPTION

Building Type:	Industrial
Building Size:	11,640 SF
Lot Size:	0.92 Acres
YOC:	1976
Parking:	40

### PROPERTY HIGHLIGHTS

- Located in a competitive submarket with very little inventory, making it an ideal opportunity for an owner-user
- B-2 zoning allows for a wide range of uses
- Both interior and exterior are in great condition, with a significant amount of solar power in place
- Easy access to the Denver Boulder Turnpike, HWY-287, I-25 Wadsworth Pkwy and N. Federal Blvd
- Located on a corner lot, with excellent exposure/signage

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# PROPERTY PHOTOS



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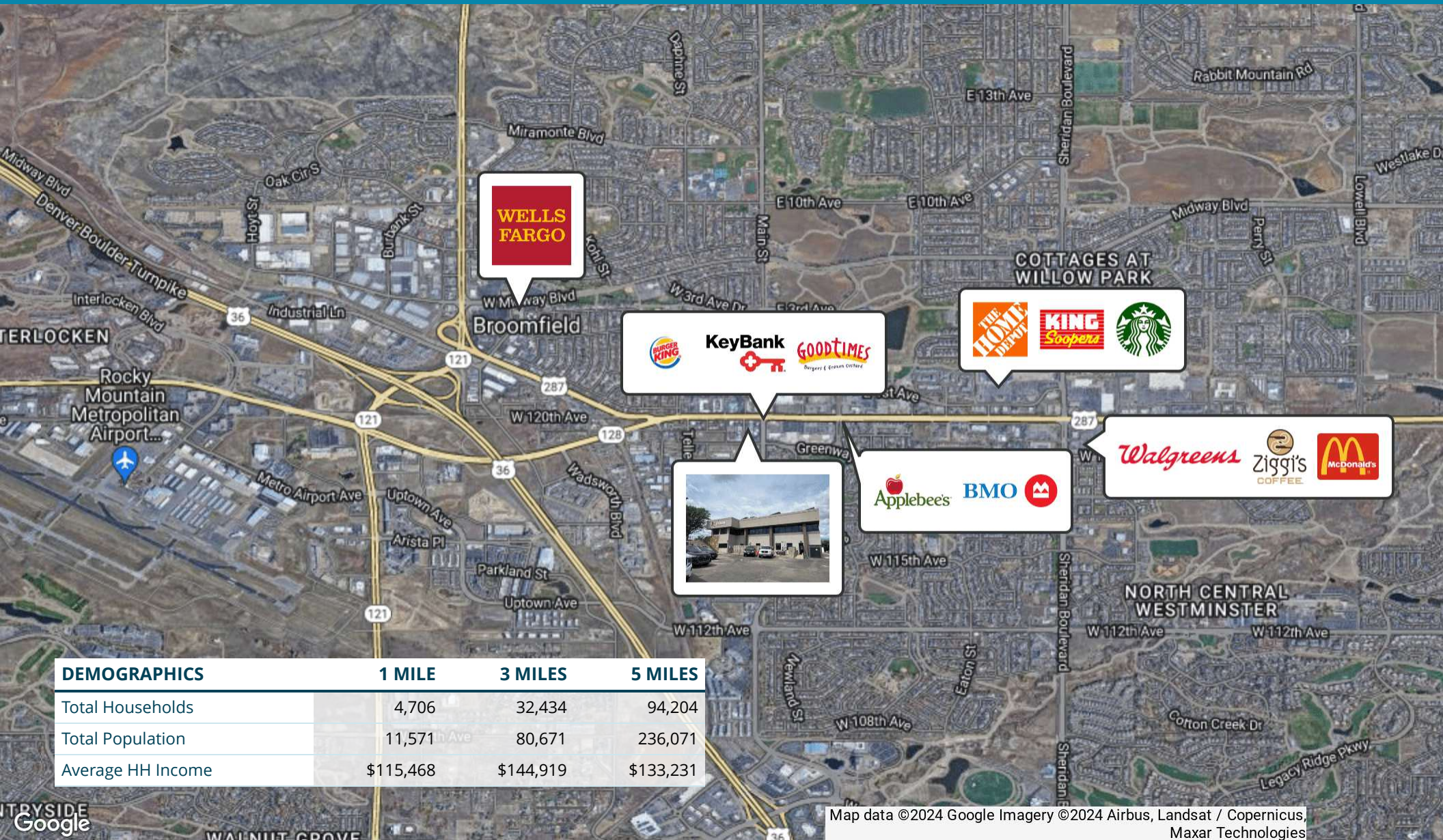
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# AREA MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,706	32,434	94,204
Total Population	11,571	80,671	236,071
Average HH Income	\$115,468	\$144,919	\$133,231

Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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## BROOMFIELD, CO

### ABOUT

Broomfield, CO had a population of 72.7k people with a median age of 38.4 and a median household income of \$107,570. Between 2020 and 2021 the population of Broomfield, CO grew from 69,444 to 72,697, a 4.68% increase and its median household income grew from \$101,206 to \$107,570, a 6.29% increase.

The median property value in Broomfield, CO is \$482,100, and the homeownership rate is 65.3%.

### ECONOMY

The economy of Broomfield, CO employs 41.2k people. The largest industries in Broomfield, CO are Professional, Scientific, & Technical Services (5,954 people), Health Care & Social Assistance (5,233 people), and Manufacturing (4,255 people), and the highest paying industries are Mining, Quarrying, & Oil & Gas Extraction (\$108,750), Information (\$92,546), and Manufacturing (\$91,951).

Median household income in Broomfield, CO is \$107,570.

POPULATION

**72,697**

4.68% GROWTH

MEDIAN AGE

**38.4**

MEDIAN HH INCOME

**\$107,570**

6.29% GROWTH

NUMBER OF EMPLOYEES

**41,171**

5.25% GROWTH

MEDIAN PROPERTY VALUE

**\$482,100**

6.99% GROWTH

Source: <https://www.datausa.io/>

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## BROOMFIELD / NORTHWEST CORRIDOR

The Broomfield/Northwest Corridor, also known as the 36 Corridor to locals, is the region between Denver and Boulder consisting of Westminster, Broomfield, Interlocken/Westmoor, Superior, and Louisville. This corridor is home to many high-tech corporations, institutions of higher learning, research and development laboratories, and serves as a hotbed of innovation for the Denver Metro Area. Connectivity in the region continues to improve as RTD expands light rail service from Denver Boulder.



### Welcome to Baseline - Envisioned as a new economic center that completes the Denver/Boulder triangle

- 9,205 homes ranging from single-family to townhomes
- 1,100 acres of walkable/bikeable mixed-use community
- Average unit sizes are 1,400 SF - 1,800 SF

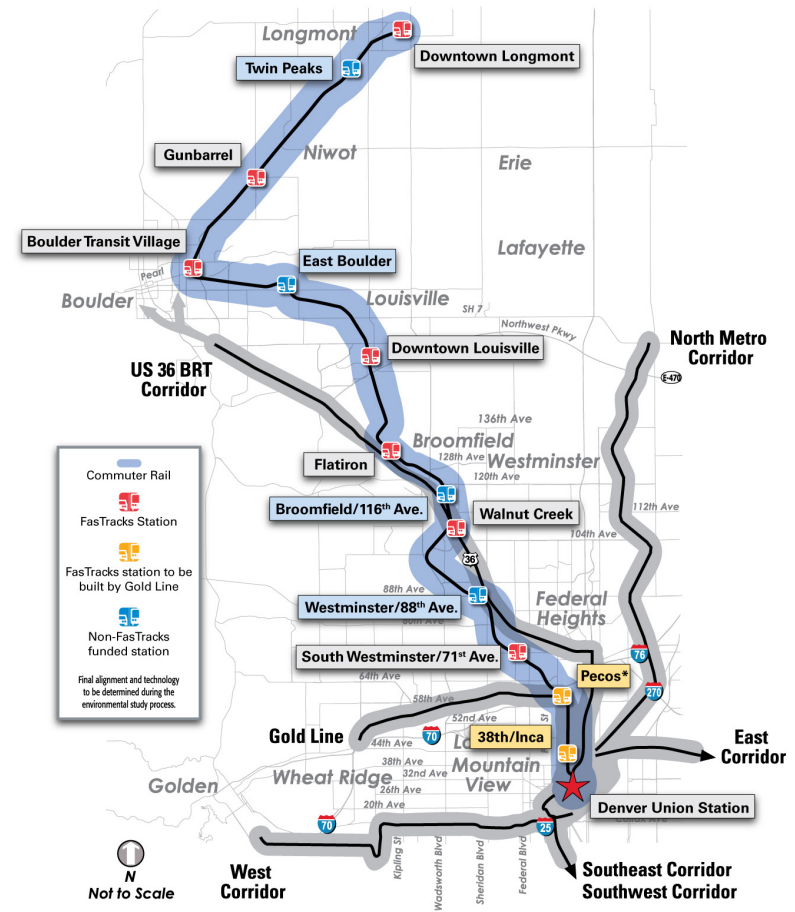


WESTMINSTER  
COLORADO



## Northwest Rail Corridor

4-13-09





# DISCLOSURE



This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 6855 W 119th Ave located in Broomfield, CO (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



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