

# LOCATION



# 2105 W. 136th AVENUE

Broomfield, Colorado 80023

AVAILABLE FOR SUBLEASE



## HIGHLIGHTS

**FREE STANDING 2,370 SF DRIVE-THRU** AVAILABLE FOR SUBLEASE

**ECONOMICS - CONTACT BROKER**

**TERM EXPIRES SEPTEMBER 29, 2030** WITH MULTIPLE OPTIONS TO EXTEND TO 2050

**CONFIDENTIAL LISTING - PLEASE DO NOT DISTURB TENANT**

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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 EST. POPULATION	13,920	77,237	238,496
2025 PROJECTED POPULATION	13,799	79,572	254,560
2021 EST. DAYTIME POPULATION	5,124	47,767	133,523
2021 EST. AVG HH INCOME	\$166,925	\$143,377	\$129,081
2021 EST. HOUSEHOLDS	4,952	29,240	88,383
2021 EST. BUSINESSES	303	3,352	8,766

## TRAFFIC

**136TH AVENUE**  
16,000 VEHICLES PER DAY

**ZUNI STREET**  
9,100 VEHICLES PER DAY

PARTNER **XTEAM**  
RETAIL ADVISORS

**LEGEND**  
PARTNERS ■■■■

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# BROOMFIELD.CO



9,100 vpd

Zuni St

**KING**  
Scoopers

Great Clips



Corona's  
Mexican Grill



ROSATT'S

SAIGON DRAGON  
ASIAN CUISINE

Papa Murphy's  
TAKE 'N BAKE PIZZA

AIM MAIL CENTERS  
First Class Business Services

T-BANK



AutoZone

Tejon St

136th Ave

16,000 vpd

136th Ave

