

PALISADE PARK

NWC STATE HIGHWAY 7 & HURON ST, BROOMFIELD, CO



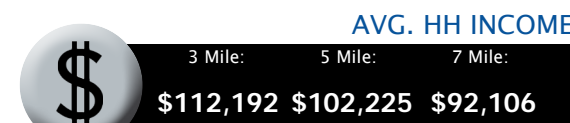
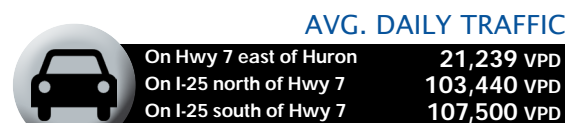
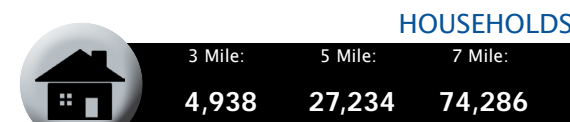
PROPERTY OVERVIEW:

- ◇ Retail Pads Available For Sale or Ground Lease
- ◇ ± 40 AC of Land

FEATURES:

- ◇ New Development with Excellent Visibility
- ◇ Rapidly Growing Trade Area
- ◇ ½ Mile of Frontage along State Highway 7
- ◇ New Children's Hospital Location
- ◇ Join Sears, Home Depot, Dick's Sporting Goods, PetSmart, Office Max, Toys R Us, Best Buy, and more!

DEMOGRAPHICS



161
Single Family
Homes under
construction behind
shopping center

216
New Apartments
under construction
behind pad sites on
Lowell

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"...Hwy 7 is the heart of growth in the North Denver Market..."

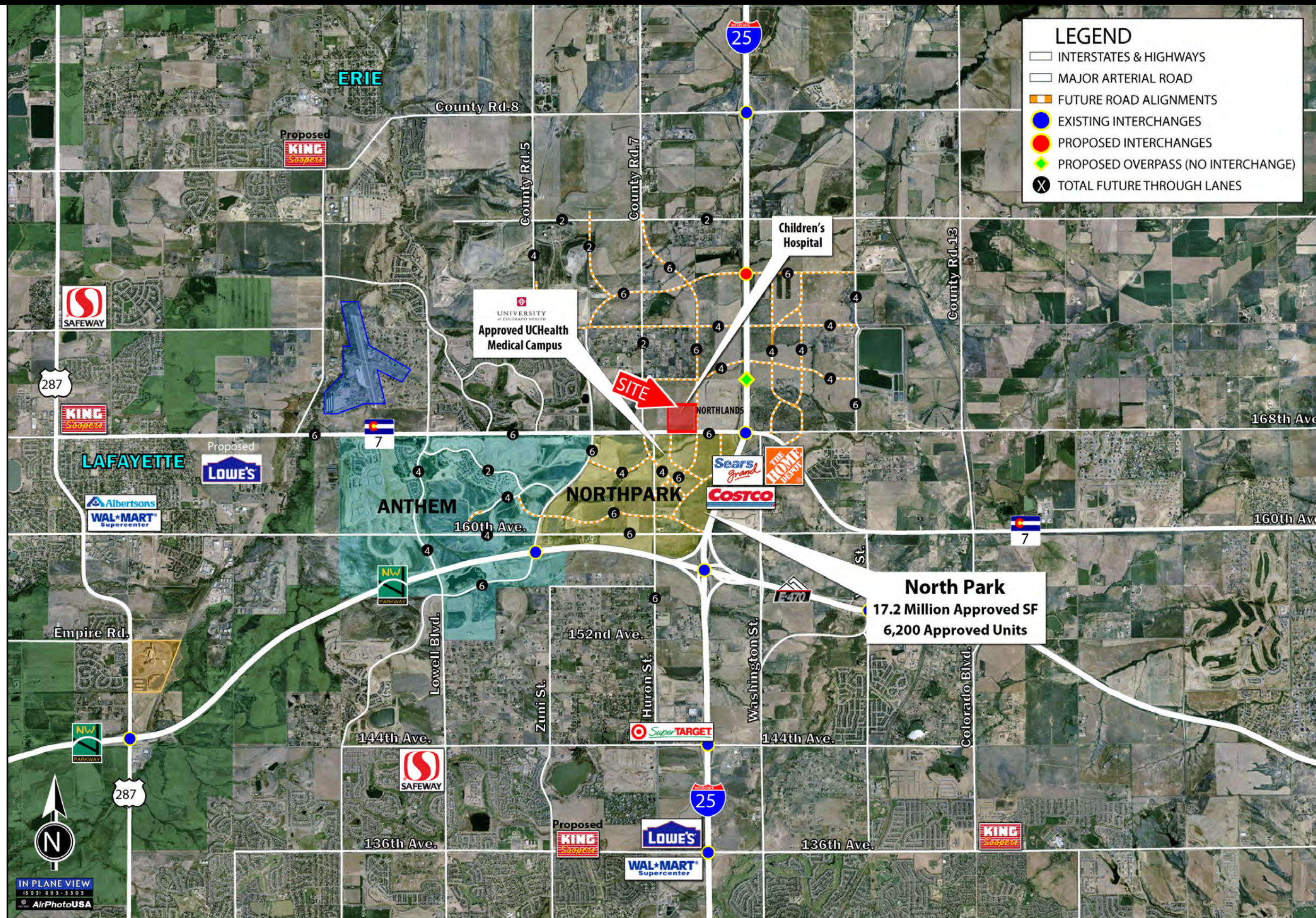
"Broomfield is the future tech center of North Metro Denver"

- Destined to be a major commercial corridor; both sides of the road will accommodate significant retail and mixed-use opportunities
- Hwy 7, planned as a 6 lane landscaped arterial roadway, is the only east-west continuous major connection from the eastern plains to the foothills between Denver and the Boulder - Longmont
- Adjacent to the new National Archives and Records Administration (NARA) housing public research rooms and program event space

90,000 high income consumers within 5 miles

- Home to the new Children's Hospital Colorado North Campus and the approved new UC Health medical campus
- North Park, across the street from Palisade Park, is envisioned as a business and research park with potential for more than 17 million square feet of commercial space, including an applied research and science park
- Beautiful residential master-planned communities growing in the vicinity

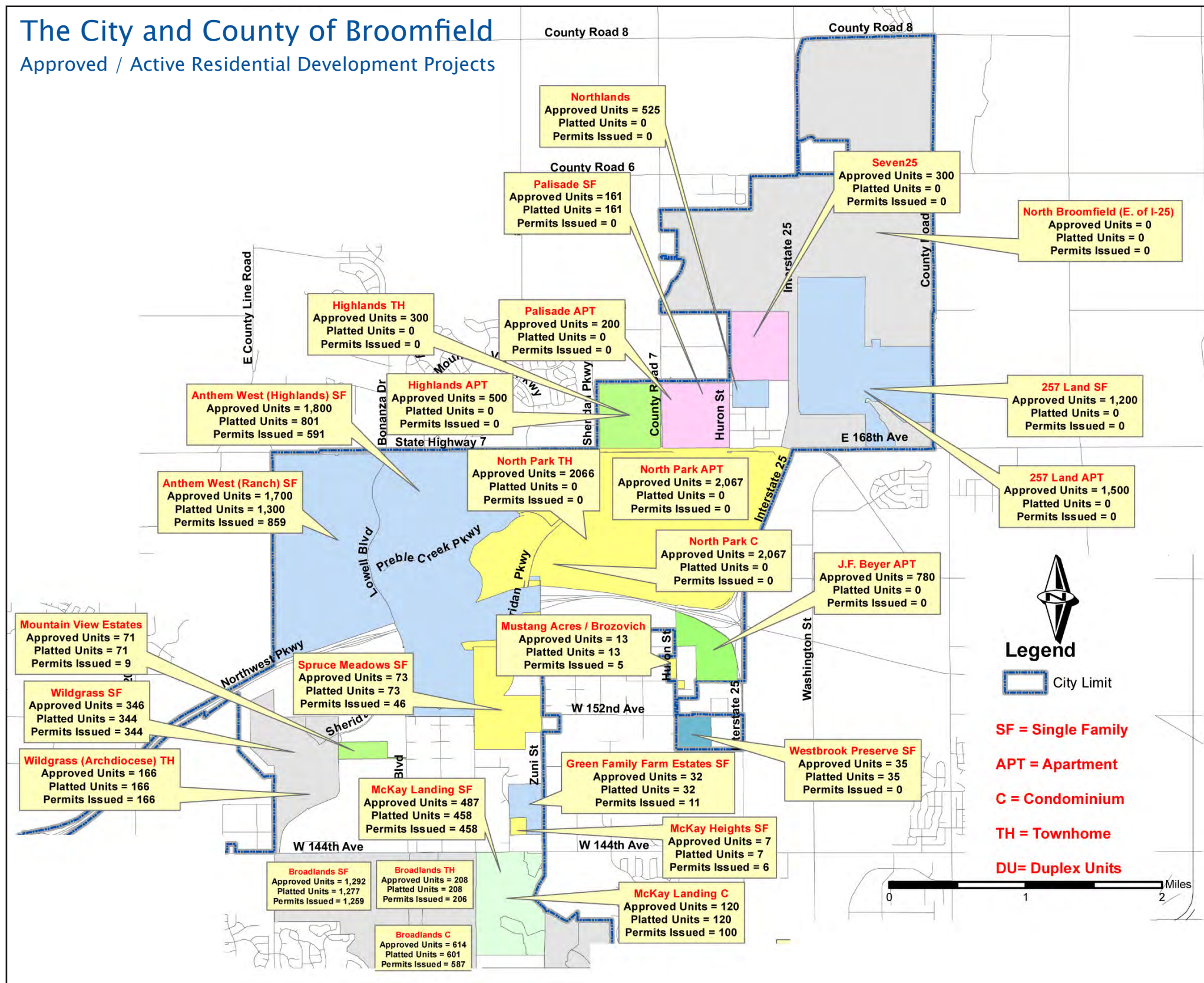
Source: City and County of Broomfield



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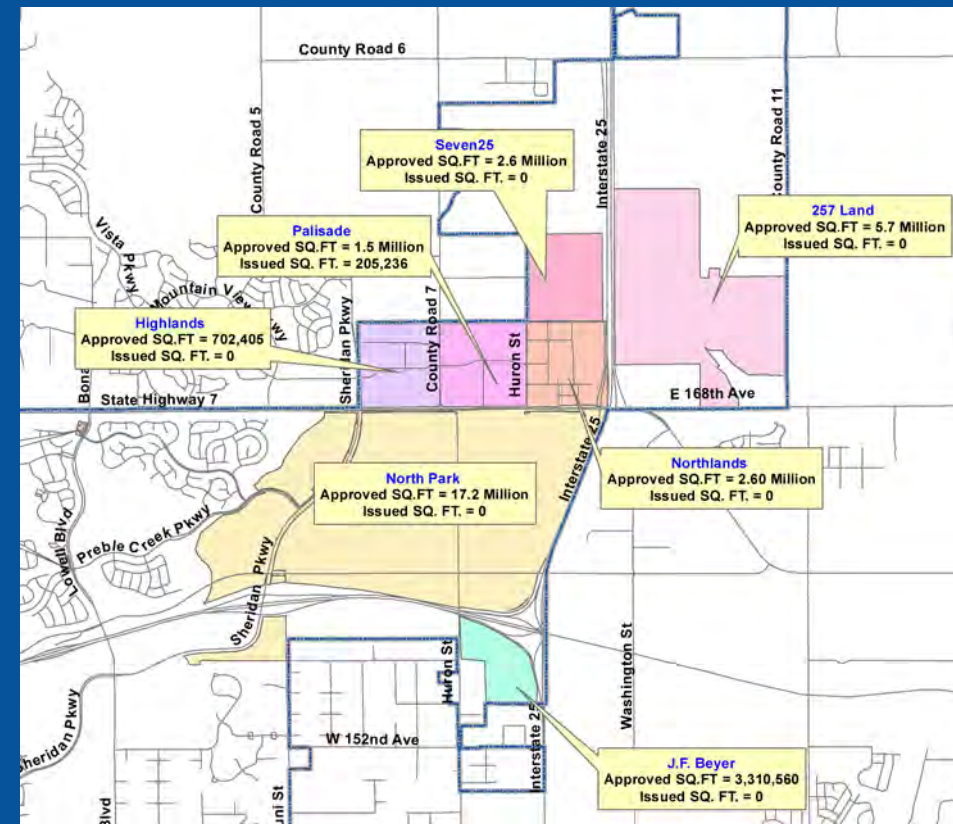
NWC STATE HIGHWAY 7 & HURON ST, BROOMFIELD, CO

The City and County of Broomfield Approved / Active Residential Development Projects



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The City and County of Broomfield Approved / Active Commercial Development Projects



TOTAL HOUSING UNITS IN 3 MILE RADIUS:

2000:	1,037	465% increase between 2000 - 2021
2011:	3,364	
2021 (predicted):	5,862	

Metro Denver Economic Development Corp.

2030 PROJECTED DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population:	33,583	163,039	845,012
Avg. HH Income:	\$238,374	\$189,086	\$166,135

Projected Using 2010 Allocate Data

2030 PROJECTED TRAFFIC

Hwy 7 west of I-25: 72,000 VPD
 Sheridan Pkwy north of E-470: 60,000 VPD

Fox Higgins Transport Group

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