

- 161 Single Family Homes under construction behind shopping center
 - 216 New Apartments now complete behind pad sites •

DEMOGRAPHICS

For more information, contact:

Scott Crosbie
303 881 2211
scrosbie@creginc.com

Forrest Hunt
303 597 6500
fhunt@creginc.com



7 Mile: 5 Mile: 7 Mile: 20,655 91,570 231,574

DAYTIME POPULATION

3 Mile: 5 Mile: 7 Mile:

2,679 12,356 53,427



HOUSEHOLDS

3 Mile: 5 Mile: 7 Mile:
6,952 31,571 84,501

AVG. HH INCOME

3 Mile: 5 Mile: 7 Mile:
\$134,996 \$122,082 \$107,083



The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.



PALISADE PARK RETAIL PADS

NWC State Highway 7 & Huron Street, Broomfield, CO



PROPERTY OVERVIEW:

- Pad sites available for ground lease (± 1 AC)
- · Drive-thru end cap opportunity on Lot 1B

FEATURES:

- New development with excellent visibility
- Rapidly growing trade area
- ½ mile of frontage along State Highway 7
- Children's Hospital 250,000 SF expansion now open!

Scott Crosbie
303 881 2211
scrosbie@creginc.com

Forrest Hunt 303 597 6500

fhunt@creginc.com



2795 SPEER BLVD #10 | DENVER, CO 80211 | 303.398.2111 | WV

WWW.CREGINC.COM

2795 SPEER BLVD #10

DENVER, CO 80211

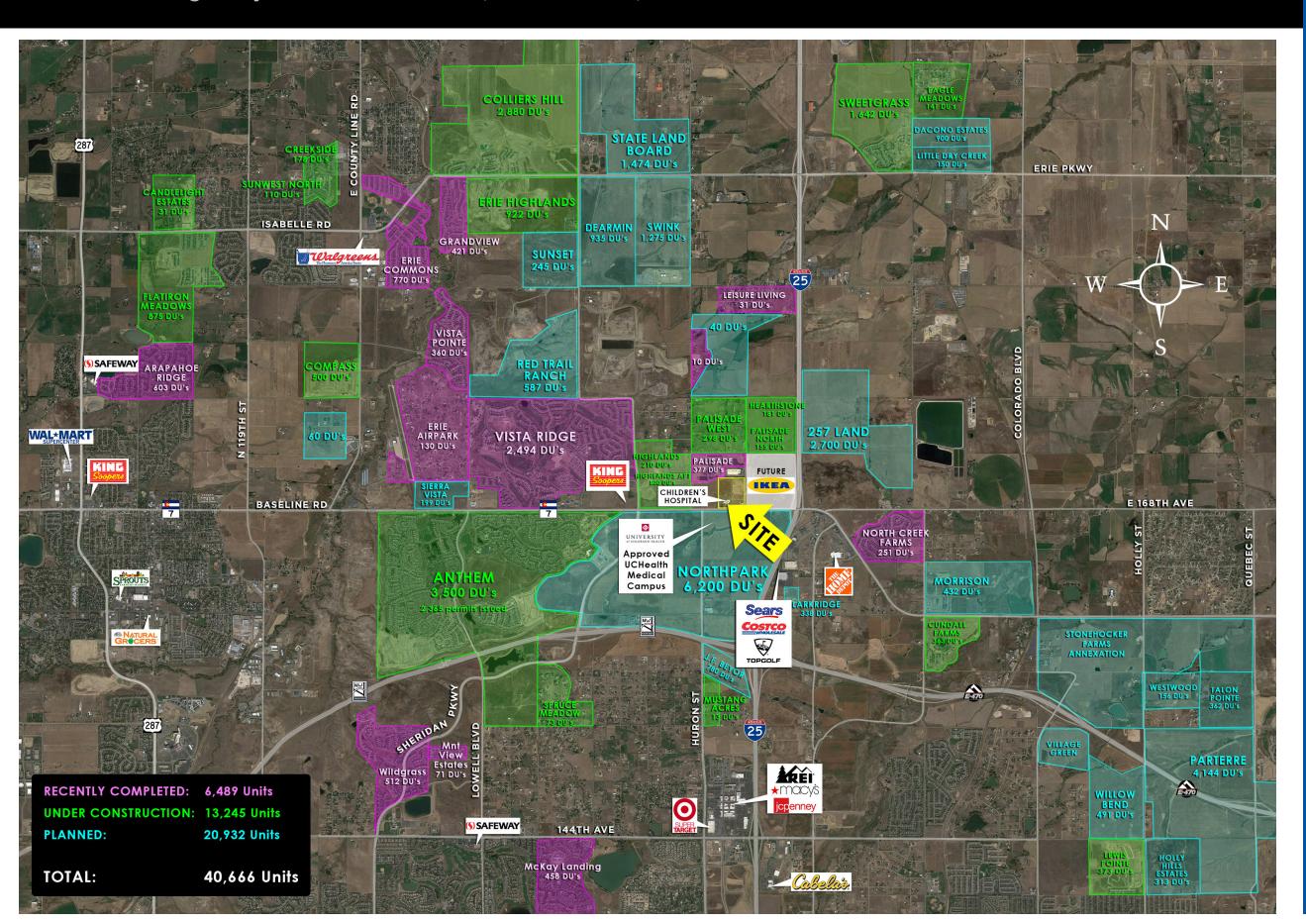
303.398.2111 I

I WWW CREG

SINC.COM

PALISADE PARK RETAIL PADS

NWC State Highway 7 & Huron Street, Broomfield, CO



FAST FACTS

80,000+ high income consumers within 5 miles

"Broomfield is the future tech center of North Metro

Denver"

Destined to be a major commercial corridor, both sides of Hwy 7 will accommodate significant retail and mixed-use opportunities

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

Hwy 7, planned as a 6 lane landscaped arterial roadway, is the only east-west continuous major connection

Project traffic counts in 2030 for Highway 7 west of I-25 are estimated at 72,000 VPD

Source: City & Council of Broomfield