



**NORTH PARK**  
17.2 Million Approved SF  
6,200 Approved Units

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

## DEMOGRAPHICS

**POPULATION**

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

**HOUSEHOLDS**

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

**DAYTIME POPULATION**

	3 Mile:	5 Mile:	7 Mile:
	2,679	12,356	53,427

**AVG. HH INCOME**

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

**AVG. DAILY TRAFFIC**

	On Hwy 7 east of Huron St	29,270 VPD
	On I-25 north of Hwy 7	135,251 VPD
	On I-25 south of Hwy 7	139,908 VPD

Disclosure Agreement



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 ( $\pm$  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!

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