

PALISADE PARK RETAIL PADS

NWC Highway 7 & Huron Street, Broomfield, CO



PROPERTY OVERVIEW

- +/- 1 AC pad sites & 2.25 AC site available for ground lease
- Drive-thru end cap opportunity on Lot 1B
- New development with excellent visibility
- Rapidly growing trade area
- 1/2 mile of frontage along Highway 7
- Adjacent Children's Hospital 250,000 SF expansion now open

CONTACT

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DEMOGRAPHICS



POPULATION

1 Mile:	5,202
3 Mile:	28,468
5 Mile:	112,449



EMPLOYEES

1 Mile:	6,000
3 Mile:	9,000
5 Mile:	18,353



AVG. HH INCOME

1 Mile:	\$227,606
3 Mile:	\$205,885
5 Mile:	\$186,465



HOUSEHOLDS

1 Mile:	1,803
3 Mile:	10,681
5 Mile:	40,411



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FAST FACTS

80,000+ high income consumers within 5 miles

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

"...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



CHASE



Baseline West Village
681 New Homes

Baseline East Village

PROPOSED
WHOLE FOODS
MARKET

uhealth
MEDICAL
CAMPUS

NORTH PARK
17.2 Million Square Feet
6,200 New Units
Under Development

LARKRIDGE

COSTCO
WHOLESALE



TOPGOLF
LIVING SPACES

DICK'S
SPORTING GOODS

Michaels



CROSBIE
REAL ESTATE
GROUP

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