

AVAILABLE FOR LEASE OR SALE

FREE STANDING BUILDING WITH DRIVE THRU

625 Interlocken Boulevard, Broomfield, Colorado



DEMOGRAPHICS

POPULATION



1 Mile:	7,107
3 Mile:	45,328
5 Mile:	136,223

DAYTIME POPULATION



1 Mile:	8,682
3 Mile:	39,372
5 Mile:	81,946

AVG. HH INCOME



1 Mile:	\$128,387
3 Mile:	\$162,670
5 Mile:	\$173,184

HOUSEHOLDS



1 Mile:	4,097
3 Mile:	20,950
5 Mile:	57,459

TRAFFIC COUNTS



Flatirons Crossing Dr:	16,874 vpd
Interlocken Loop:	13,781 vpd

PROPERTY OVERVIEW

- **Building Size:** Approximately 4,237 SF
- **Lease Price:** \$35 PSF NNN
- **Sale Price:** \$1,700,000
- **YOC:** 2002
- Fully signalized intersection
- Located adjacent to Flatiron Crossing Mall
- Existing building is well suited for many types of users
- Close proximity to Highway 36

CONTACT

Rich Otterstetter

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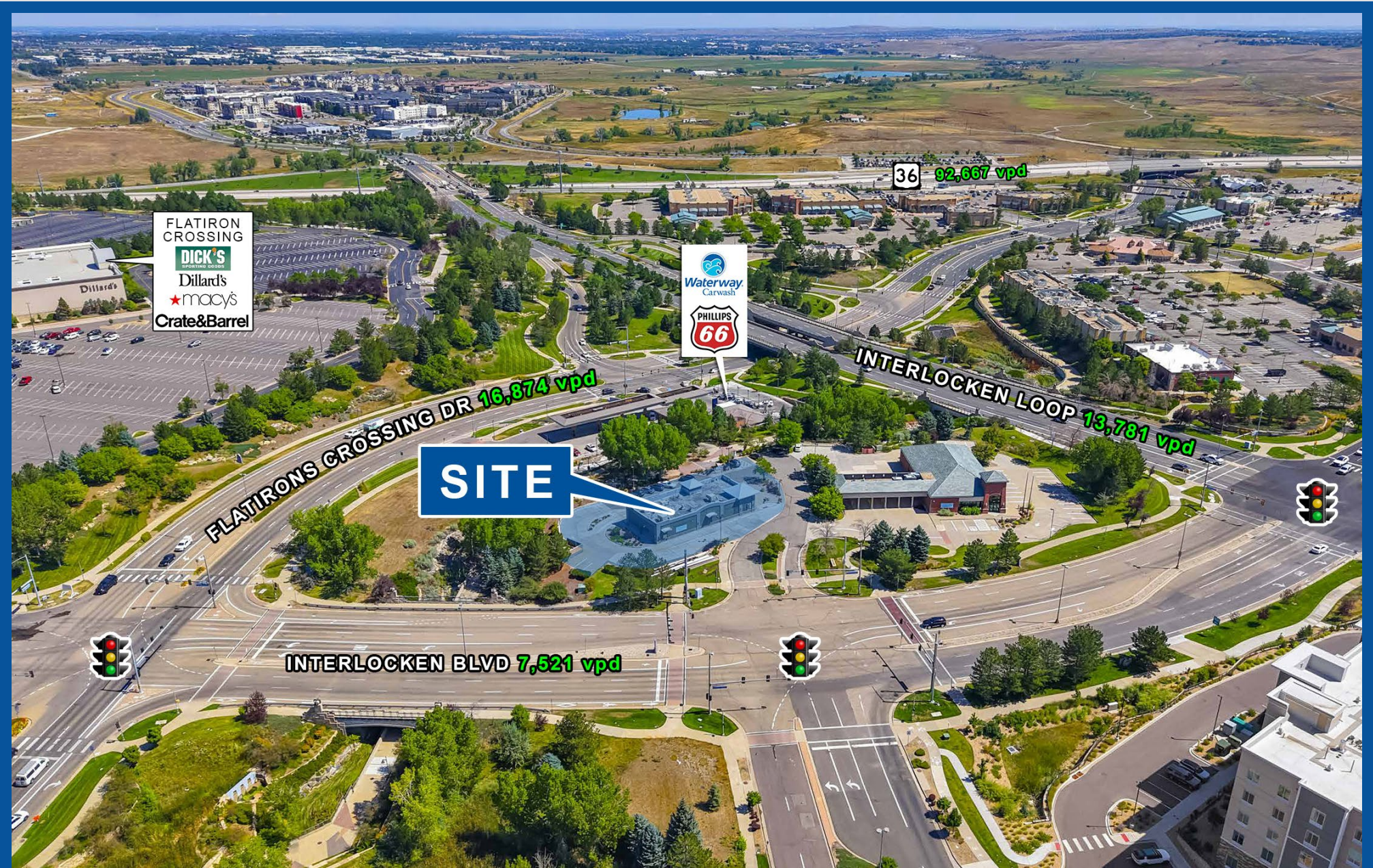


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FOR MORE INFORMATION CONTACT

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FLATIRON CROSSING
DICK'S
Dillard's
★ macy's
Crate&Barrel

HiFi
Outdoor
Community
Hub
Coming 2027

TACO BELL
POPEYE'S

SITE

Waterway
Carwash
PHILLIPS
66

Hilton
Garden Inn

R
RENAISSANCE
HOTELS

COALTON RD 14,000 vpd

INTERLOCKEN BLVD 7,524 vpd

BOULDER
11 MILES

DENVER
17 MILES

92,667 vpd

INTERLOCKEN LOOP 13,781 vpd

LIFETIME
FITNESS

CHIPOTLE

Freddy's

Chick-fil-A

BIG O
TIRES

WELLS
FARGO

Walmart
Save money. Live better.

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