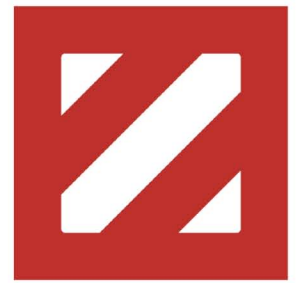


Long-Term Sublease - Freestanding Drive-Thru Broomfield, CO



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Property DETAILS

ADDRESS

1940 Coalton Road
Broomfield, CO 80021

CENTER TYPE

Freestanding Drive-Thru

AVAILABLE SF

2,796 SF

Property HIGHLIGHTS

- Long lease remaining (15+ years) with flexible terms
- FF&E optional (kitchen equipment)
- Drive-thru on oversized lot
- Walking distance from over 1,800 high-end multi-family units
- Recently remodeled with high-end construction
- Potential to create new lease or purchase



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Area DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POP.	11,189	32,984	113,637
HOUSEHOLDS	4,704	13,651	44,957
AVERAGE HH INCOME	\$99,022	\$95,751	\$91,698

Daily TRAFFIC COUNTS

- S Rock Creek Parkway at S Tyler Drive: **10,313vpd**
- W Flatiron Crossing Drive at Summit Boulevard: **13,876vpd**
- W Flatiron Crossing Drive at S Tyler Drive: **13,595vpd**
- Coalton Road at Summit Boulevard: **14,347vpd**

Source: CoStar, 2020



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