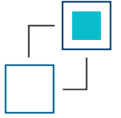


**FOR
SALE**

DEPOT HILL LOTS

1001-1020 Depot Hill Road, Broomfield, CO 80020



PROPERTY DETAILS & HIGHLIGHTS

| | |
|----------------|-------------------------|
| Property Type: | Land |
| Price: | \$1,495,000 |
| Lot Size: | 4.2 AC |
| Zoning: | C-MX5 |
| Proposed Use: | Retail, Medical, Office |

PROPERTY OVERVIEW

Land is available in Broomfield. Surrounded by neighborhoods and retail, the Depot Hill lots consist of 2.7 acres. Water and fire lines all reside within the lot, bordered by dedicated curb cuts. Electric and gas lines are adjacent to the site. This property is zoned as PUD – approved for office and retail uses. Purchase all four lots, or purchase Lot 1 separately – Lot 10, 11, and 12 are available for purchase as a bundle.

LOCATION OVERVIEW

The Depot Hill Lots are located less than 4 miles from Exempla Good Samaritan Medical Campus. Immediately located west of Highway 287 and 10th Avenue in Broomfield, the lots are easily accessible with high visibility, seeing nearly 35,000 passing cars a day. The property is part of the Depot Hill development; surrounded by growing neighborhoods, offices, and retail, with great mountain views – roughly 14 miles from both Boulder and Denver.



SALE HIGHLIGHTS

- 1/2 AC - 4.2 AC available
- Water and fire all within lot
- Zoned PUD – approved for office and retail
- Strong suburban location
- 0.5 miles from Denver-Boulder turnpike
- 3.5 miles from Exempla Good Samaritan Medical Campus
- 15 miles to Boulder and Denver
- Neighbors Zangs Spur City Park

AVAILABLE SPACES

| SPACE: | SIZE (AC): | PRICE: |
|------------------|------------|-------------------------------|
| Lot 1: | 2.7 AC | \$995,000 |
| Lots 10, 11, 12: | 1.5 AC | \$500,000 (\$167,000 per lot) |



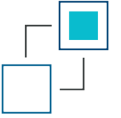
**FOR MORE
INFORMATION:**

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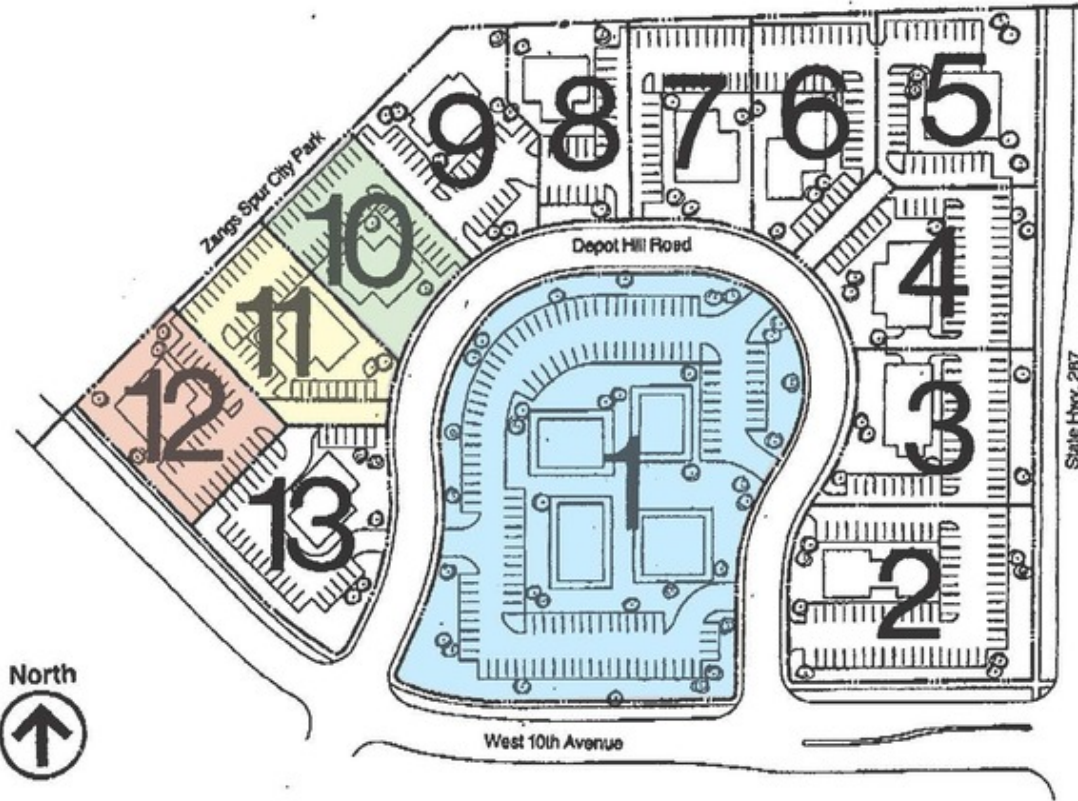
ABBY BARTOLOTTA
DIRECTOR OF MARKETING & LEASING
303.830.1444 X306
abby@healthprops.com

**FOR
SALE**

1001-1020 Depot Hill Road, Broomfield, CO 80020



SITE PLAN



| Description: | Lot Size - SF: | Building Size - SF: |
|--------------|----------------|---------------------|
| 1 | 118,402 | 40,000 |
| 10 | 20,340 | 9,900 |
| 11 | 20,184 | 11,400 |
| 12 | 19,981 | 8,700 |