

TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,962	79,078	220,888
Average HH Income	\$97,826	\$92,401	\$90,083
Business/Employees	127/1,240	2,370/25,367	6,235/59,812

Source: Applied Geographic Solutions, 2015 Estimates

TRAFFIC COUNTS

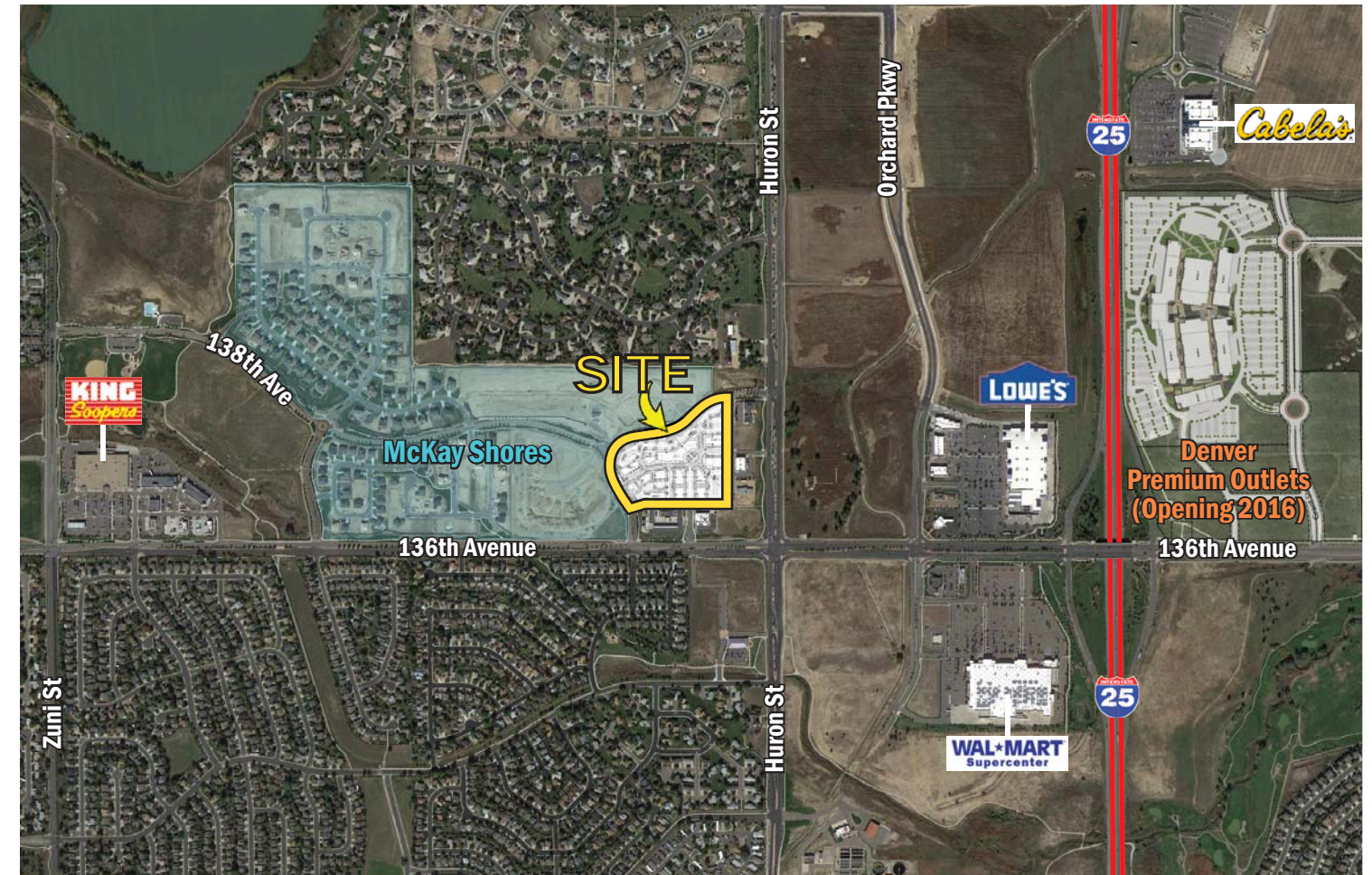
On 136th Avenue west of Huron Street	18,976 Cars/day
On 136th Avenue east of Huron Street	22,465 Cars/day
On Huron Street north of 136th Avenue	9,490 Cars/day
On Huron Street south of 136th Avenue	16,344 Cars/day
On I-25 north of 136th Avenue Interchange	106,504 Cars/day

Source: DRCOG 2013, 2011 & 2010



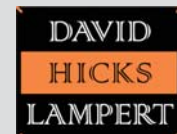
COBBLESTONE CROSSING

NWQ 136TH AVENUE & HURON STREET - BROOMFIELD, COLORADO



- Retail, office, medical or institutional uses allowed.
- In-line space available **FOR LEASE.**
- Building sites available **FOR SALE.**
- Approved building plans from 3,900-23,000 SF.
- Users can be under construction within 90 days!
- High traffic; high income area.

FOR MORE INFORMATION, PLEASE CONTACT



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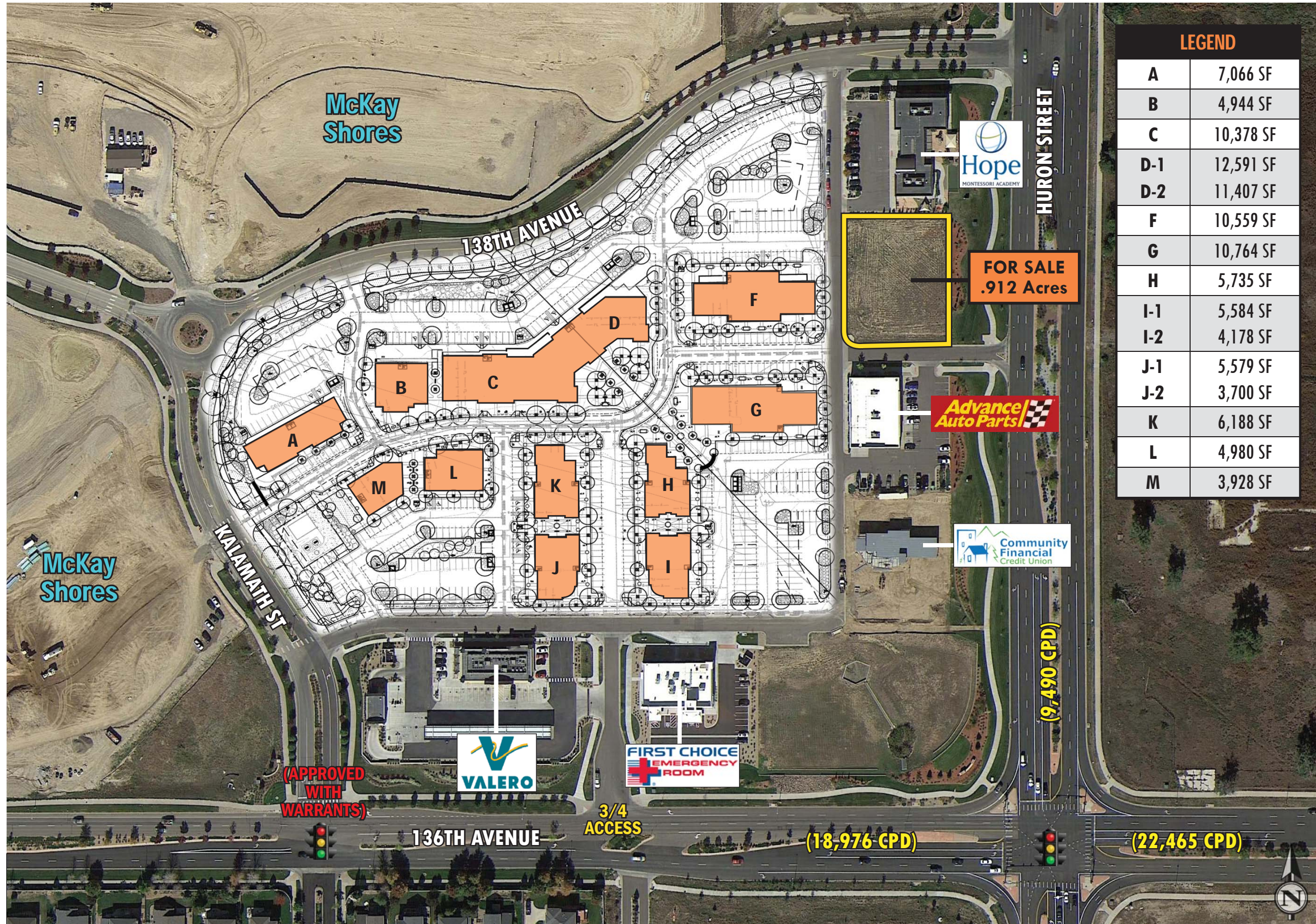
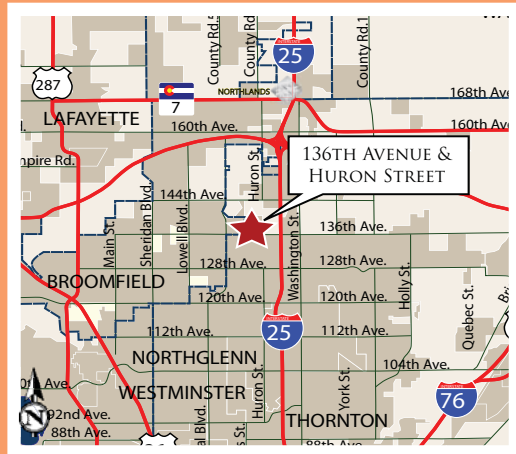
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COBBLESTONE CROSSING

NWQ 136TH AVENUE & HURON STREET - BROOMFIELD, CO

- High growth Trade Area.
 - Over 500 residential units under construction adjoining McKay Shores subdivision: Average Price: \$650,000
- Just 1/2 mile west of the dynamic I-25/136th Avenue interchange.
- Surrounding anchors include Walmart Supercenter, Lowes and King Soopers, and the new Denver Premium Outlets.
- **BUILDING SITES AVAILABLE FOR SALE**
- **IN-LINE RETAIL OR OFFICE AVAILABLE FOR LEASE**
- **CALL BROKERS FOR PRICING**



LEGEND	
A	7,066 SF
B	4,944 SF
C	10,378 SF
D-1	12,591 SF
D-2	11,407 SF
F	10,559 SF
G	10,764 SF
H	5,735 SF
I-1	5,584 SF
I-2	4,178 SF
J-1	5,579 SF
J-2	3,700 SF
K	6,188 SF
L	4,980 SF
M	3,928 SF