



## SIZE

103,883 square feet

## DEMOGRAPHICS

|                              | 1 mile  | 3 mile  | 5 mile  |
|------------------------------|---------|---------|---------|
| <b>Population</b>            | 9,197   | 65,301  | 201,127 |
| <b>Households</b>            | 3,344   | 23,778  | 77,627  |
| <b>Median HH Income (\$)</b> | 158,584 | 133,728 | 110,884 |

## MAJOR TENANT(S)

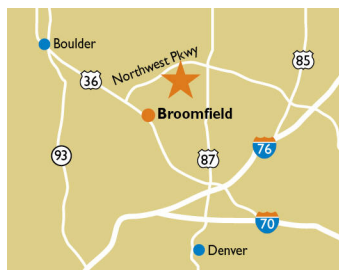
Safeway  
CorePower Yoga  
H&R Block  
Great Clips

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



## LOCATION

3700 W. 144th Avenue | Broomfield, CO 80020

## PROPERTY HIGHLIGHTS

- Anchored by Safeway
- Additional tenants include Core Power Yoga, Great Clips, Edward Jones, and H&R Block
- Located in Broomfield, a suburb within 17 miles of Denver and 13 miles of Boulder, with a population exceeding 65,300 in a three-mile radius and an average household income greater than \$161,800
- The center is located at the intersection of West 144th Avenue and Lowell Boulevard, which benefits from over 24,400 vehicles per day



# BROADLANDS MARKETPLACE

3700 W. 144th Avenue | Broomfield, CO 80020

| SPACE | TENANT                             | SQ. FT.                   |                |           |  |
|-------|------------------------------------|---------------------------|----------------|-----------|--|
|       | C100                               | CorePower Yoga            | 2,386          | SF        |  |
| A100  | Furn Ltd. Consignment              | 4,191                     | SF             |           |  |
|       | C300                               | Great Clips               | 1,197          | SF        |  |
|       | C400                               | Le Peep                   | 3,581          | SF        |  |
| A1000 | Broadlands Vet Clinic              | 2,790                     | SF             |           |  |
|       | D700                               | The Exercise Coach        | 947            | SF        |  |
| A400  | Trinity Orthodontics               | 1,471                     | SF             |           |  |
|       | D800                               | Broadlands Wine & Spirits | 5,026          | SF        |  |
| A500  | H&R Block                          | 1,536                     | SF             |           |  |
|       | E1200                              | Bangkok Avenue            | 1,403          | SF        |  |
| A600  | Starlight Nails                    | 1,196                     | SF             |           |  |
|       | E1300                              | Hippos Mexican            | 1,103          | SF        |  |
| A700  | 100% Chiropractic                  | 1,396                     | SF             |           |  |
|       | E1400                              | Vapergate                 | 1,098          | SF        |  |
| A800  | At the Beach Tanning Superstore    | 1,403                     | SF             |           |  |
|       | <b>OUT2</b>                        | <b>COMING AVAILABLE</b>   | <b>6,000</b>   | <b>SF</b> |  |
| A900  | Fashion Care                       | 1,404                     | SF             |           |  |
|       | OUT3                               | TCF National Bank         |                |           |  |
| B1200 | Edward Jones                       | 1,128                     | SF             |           |  |
|       | SHAD1                              | Safeway Fuel              |                |           |  |
| B1300 | Valhallen E Sports                 | 1,203                     | SF             |           |  |
|       | 3600                               | Safeway                   | 58,632         | SF        |  |
| B1400 | Chabad Jewish Center of Broomfield | 1,201                     | SF             |           |  |
|       | <b>TOTAL SQ. FT.</b>               |                           | <b>103,883</b> |           |  |
| B1500 | Jet's Pizza                        | 1,802                     | SF             |           |  |
| B1700 | Widespread Crossfit                | 1,789                     | SF             |           |  |

**SITE LEGEND**

- Available
- Leased (not occupied)
- Occupied
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

# BROADLANDS MARKETPLACE

3700 W. 144th Avenue | Broomfield, CO 80020



# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Oct 3, 2024



Latitude: 39.956532

Longitude: -105.035488

| <b>Broadlands Marketplace<br/>Broomfield, CO</b> |                                       | <b>1.00 Mile Radius</b> | <b>3.00 Mile Radius</b> | <b>5.00 Mile Radius</b> |
|--|---------------------------------------|-------------------------|-------------------------|-------------------------|
| <b>Population</b>                                | Q4 2023 Estimated Population          | 9,197                   | 65,301                  | 201,127                 |
|  | 2028 Projected Population             | 10,295                  | 70,319                  | 215,953                 |
|  | 2010 Census Population                | 8,386                   | 50,264                  | 157,555                 |
|  | 2000 Census Population                | 932                     | 34,996                  | 117,661                 |
|  | 1990 Census Population                | 289                     | 17,423                  | 74,138                  |
|  | Historical Annual Growth 1990 to 2000 | 12.43%                  | 7.22%                   | 4.73%                   |
|  | Historical Annual Growth 2000 to 2010 | 24.57%                  | 3.69%                   | 2.96%                   |
|  | Estimated Annual Growth 2010 to 2023  | 0.67%                   | 1.92%                   | 1.79%                   |
|  | Projected Annual Growth 2023 to 2028  | 2.28%                   | 1.49%                   | 1.43%                   |
|  | Median Age                            | 43.8                    | 41.1                    | 38.9                    |
| <b>Households</b>                                | Q4 2023 Estimated Households          | 3,344                   | 23,778                  | 77,627                  |
|  | 2028 Projected Households             | 3,739                   | 25,692                  | 83,079                  |
|  | 2010 Census Households                | 3,109                   | 18,000                  | 59,750                  |
|  | 2000 Census Households                | 306                     | 12,065                  | 43,449                  |
|  | 1990 Census Households                | 91                      | 5,955                   | 27,073                  |
|  | Historical Annual Growth 1990 to 2000 | 12.85%                  | 7.32%                   | 4.84%                   |
|  | Historical Annual Growth 2000 to 2010 | 26.09%                  | 4.08%                   | 3.24%                   |
|  | Estimated Annual Growth 2010 to 2023  | 0.53%                   | 2.05%                   | 1.92%                   |
|  | Projected Annual Growth 2023 to 2028  | 2.26%                   | 1.56%                   | 1.37%                   |
|  | Population per Household              | 2.75                    | 2.74                    | 2.58                    |
| <b>Population by Race</b>                        | White                                 | 76.1%                   | 71.2%                   | 69.5%                   |
|  | Black or African American             | 1.0%                    | 1.0%                    | 1.3%                    |
|  | Asian & Pacific Islander              | 10.3%                   | 7.2%                    | 6.2%                    |
|  | Other Races                           | 4.5%                    | 5.2%                    | 5.4%                    |
|  | Hispanic Population                   | 8.0%                    | 15.4%                   | 17.6%                   |
| <b>Income</b>                                    | Average Household Income              | \$189,527               | \$161,870               | \$137,697               |
|  | Median Household Income               | \$158,584               | \$133,728               | \$110,884               |
|  | Per Capita Income                     | \$68,904                | \$59,098                | \$53,292                |
| <b>Education (Age 25+)</b>                       | Elementary                            | 0.3%                    | 1.1%                    | 1.8%                    |
|  | Some High School                      | 0.5%                    | 3.6%                    | 3.2%                    |
|  | High School Graduate                  | 10.5%                   | 13.7%                   | 16.6%                   |
|  | Some College                          | 12.6%                   | 16.1%                   | 17.7%                   |
|  | Associates Degree Only                | 9.2%                    | 8.6%                    | 8.3%                    |
|  | Bachelors Degree Only                 | 35.8%                   | 34.2%                   | 32.4%                   |
|  | Graduate Degree                       | 31.0%                   | 22.6%                   | 19.8%                   |
| <b>Business</b>                                  | Number of Businesses                  | 179                     | 1,907                   | 7,324                   |
|  | Total Number of Employees             | 2,030                   | 16,955                  | 66,250                  |
|  | Employees per Business                | 11.36                   | 8.89                    | 9.05                    |
|  | Residential Population per Business   | 51.48                   | 34.25                   | 27.46                   |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.