



## 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)

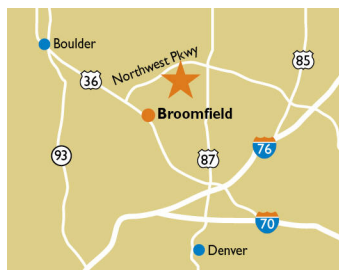
Safeway  
CorePower Yoga  
H&R Block  
Great Clips

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

Broadlands Marketplace Broomfield, CO		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	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
Households	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
Population by Race	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%
Income	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
Education (Age 25+)	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%
Business	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.