

BROADLANDS MARKETPLACE

BROOMFIELD, CO



SIZE

103,883 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
9,197	65,301	201,127
Households		
3,344	23,778	77,627
Median HH Income (\$)		
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

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



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SPACE	TENANT	SQ. FT.			
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	OUT1	Safeway Fuel	
B1200	Edward Jones	1,128 SF	OUT2	Advanced Urgent Care and Occupational Medicine	6,000 SF
B1300	Valhallen E Sports	1,203 SF	OUT3	TCF National Bank	
B1400	ELITE Concept Studio	1,201 SF	3600	Safeway	58,632 SF
B1500	Jet's Pizza	1,802 SF	TOTAL SQ. FT.		103,883
B1700	Widespread Crossfit	1,789 SF			
C100	CorePower Yoga	2,386 SF			

SITE LEGEND

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



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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Broadlands Marketplace Broomfield, CO		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	13,935	72,007	200,800
	2027 Projected Population	16,458	78,908	217,933
	2010 Census Population	8,624	51,921	156,237
	2000 Census Population	961	35,390	116,693
	1990 Census Population	342	17,692	74,209
	Historical Annual Growth 1990 to 2000	10.89%	7.18%	4.63%
	Historical Annual Growth 2000 to 2010	24.54%	3.91%	2.96%
	Estimated Annual Growth 2010 to 2022	3.84%	2.60%	1.99%
	Projected Annual Growth 2022 to 2027	3.38%	1.85%	1.65%
	Median Age	41.9	41.2	39.8
Households	Q2 2022 Estimated Households	5,172	25,723	76,497
	2027 Projected Households	6,114	28,209	82,879
	2010 Census Households	3,187	18,509	59,455
	2000 Census Households	316	12,199	43,243
	1990 Census Households	117	6,122	26,955
	Historical Annual Growth 1990 to 2000	10.51%	7.14%	4.84%
	Historical Annual Growth 2000 to 2010	25.98%	4.26%	3.23%
	Estimated Annual Growth 2010 to 2022	3.87%	2.62%	2.00%
	Projected Annual Growth 2022 to 2027	3.40%	1.86%	1.62%
	Population per Household	2.69	2.79	2.62
Population by Race	White	77.4%	76.1%	73.3%
	Black or African American	1.9%	1.0%	1.3%
	Asian & Pacific Islander	10.3%	6.9%	5.7%
	Other Races	3.4%	3.3%	3.5%
	Hispanic Population	7.0%	12.7%	16.2%
Income	Average Household Income	\$170,419	\$149,807	\$125,535
	Median Household Income	\$140,430	\$123,053	\$100,421
	Per Capita Income	\$63,254	\$53,614	\$47,892
Education (Age 25+)	Elementary	0.4%	1.1%	1.7%
	Some High School	0.5%	2.9%	3.1%
	High School Graduate	10.0%	14.0%	16.8%
	Some College	11.5%	17.1%	18.9%
	Associates Degree Only	10.6%	8.9%	8.5%
	Bachelors Degree Only	37.9%	33.9%	32.0%
	Graduate Degree	29.1%	22.3%	19.0%
Business	Number of Businesses	95	1,088	5,808
	Total Number of Employees	891	11,486	69,691
	Employees per Business	9.40	10.55	12.00
	Residential Population per Business	146.97	66.16	34.57

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