



SIZE

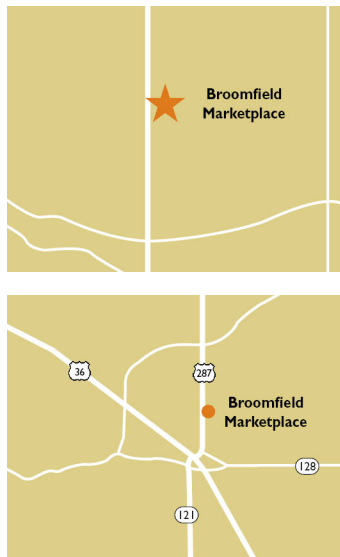
114,800 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
8,607	62,100	190,940
Households		
3,568	25,691	76,064
Median HH Income (\$)		
105,474	106,981	115,705

MAJOR TENANT(S)

King Soopers
 Massage Envy
 The UPS Store



LOCATION

1100-1170 US Highway 287 | Broomfield, CO 80020

PROPERTY HIGHLIGHTS

- 114,870-square-foot grocery-anchored shopping center with King Soopers, Massage Envy, Edward Jones, Avis, Noodles & Company, and The UPS Store
- Population exceeds 62,100 in a three-mile radius with an average household income greater than \$132,400
- Located at the high-traffic intersection of HWY 287 (41,912 VPD) and Miramonte Boulevard (11,659 VPD)

LEASING CONTACT

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MORE INFO

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BROOMFIELD MARKETPLACE

1100-1170 US Highway 287 | Broomfield, CO 80020

SPACE	TENANT	SQ. FT.
A100	Noodles & Company	2,967 SF
A1000	Heaven Dragon	2,452 SF
A1100	AVAILABLE	1,221 SF
A1200	Avis Car Rental	1,226 SF
A1300	Allure Nail Bar	2,116 SF
A1400	Wag N' Wash	3,564 SF
B100	Fit Wellness Center	1,474 SF
B200	Broomfield Dental Group	1,415 SF
B300	AVAILABLE	1,426 SF
B400	The UPS Store	1,426 SF
B500	287 Liquor Market	5,318 SF
B600	Windo Van Go	1,783 SF
C650	King Soopers	67,959 SF
D100	Heidi's Brooklyn Deli	2,079 SF
D200	AVAILABLE	1,440 SF
D250	Edward Jones	1,163 SF
D300	Massage Envy	2,402 SF
D400	La Belle French Bakery	1,500 SF
D50	AVAILABLE	1,704 SF
TOTAL SQ. FT.		114,800

SITE LEGEND	
 Available	 Occupied
 Leased (not 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.

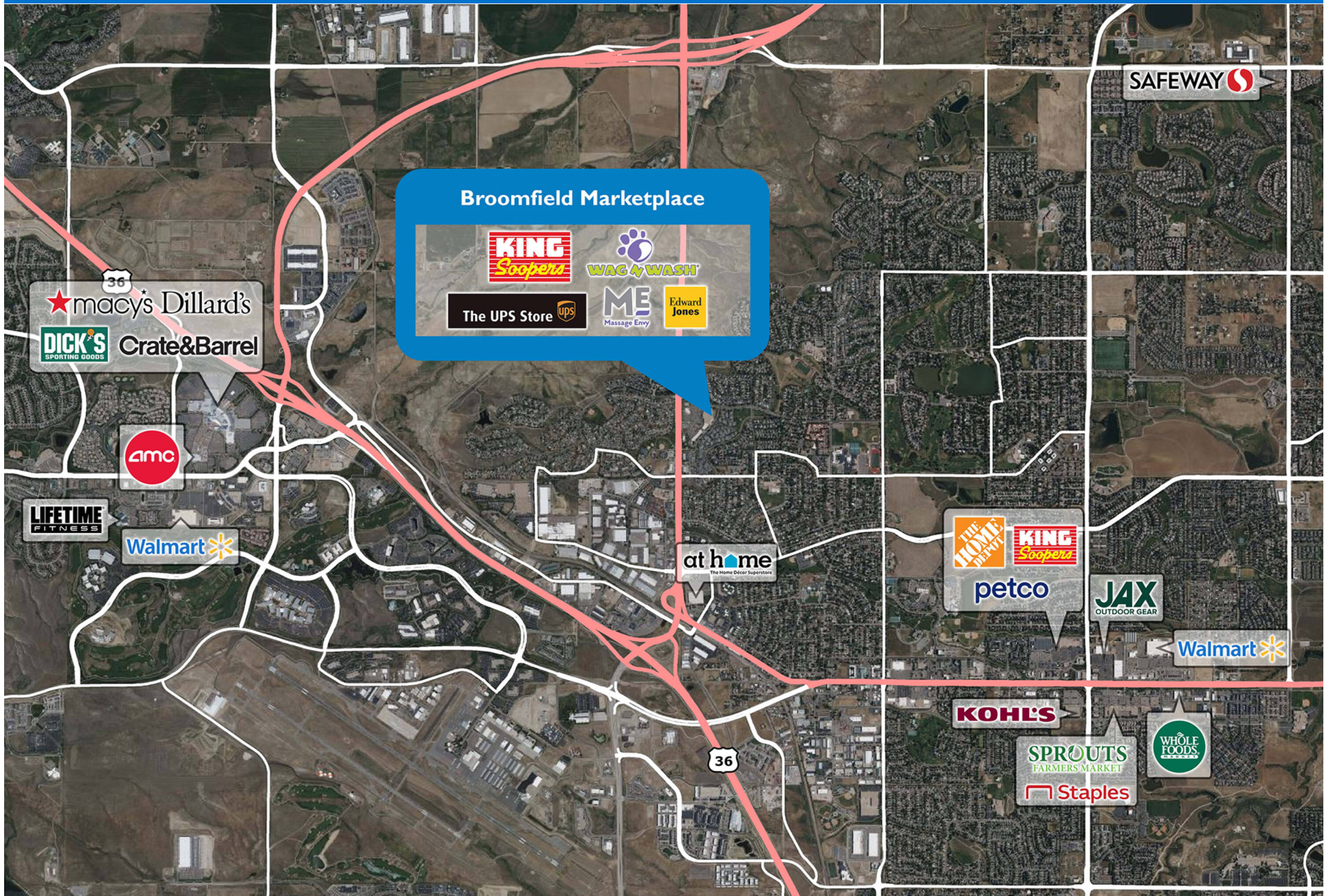
BROOMFIELD MARKETPLACE

1100-1170 US Highway 287 | Broomfield, CO 80020



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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Feb 5, 2025



Latitude: 39.933452

Longitude: -105.089911

Broomfield Marketplace Broomfield, CO		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	8,607	62,100	190,940
	2028 Projected Population	8,598	64,205	199,167
	2010 Census Population	8,632	50,627	163,084
	2000 Census Population	8,928	43,642	139,710
	1990 Census Population	7,059	26,057	87,729
	Historical Annual Growth 1990 to 2000	2.38%	5.29%	4.76%
	Historical Annual Growth 2000 to 2010	-0.34%	1.50%	1.56%
	Estimated Annual Growth 2010 to 2023	-0.02%	1.50%	1.15%
	Projected Annual Growth 2023 to 2028	-0.02%	0.67%	0.85%
	Median Age	41.5	37.9	40.3
Households	Q4 2023 Estimated Households	3,568	25,691	76,064
	2028 Projected Households	3,562	26,619	79,446
	2010 Census Households	3,556	19,638	63,020
	2000 Census Households	3,493	16,080	51,167
	1990 Census Households	2,672	9,260	30,975
	Historical Annual Growth 1990 to 2000	2.72%	5.67%	5.15%
	Historical Annual Growth 2000 to 2010	0.18%	2.02%	2.11%
	Estimated Annual Growth 2010 to 2023	0.02%	1.97%	1.38%
	Projected Annual Growth 2023 to 2028	-0.03%	0.71%	0.87%
	Population per Household	2.41	2.40	2.49
Population by Race	White	75.2%	73.8%	73.7%
	Black or African American	1.4%	1.1%	1.0%
	Asian & Pacific Islander	5.3%	7.3%	6.1%
	Other Races	5.1%	4.9%	5.2%
	Hispanic Population	13.1%	12.9%	14.0%
Income	Average Household Income	\$131,346	\$132,412	\$145,708
	Median Household Income	\$105,474	\$106,981	\$115,705
	Per Capita Income	\$54,449	\$55,130	\$58,415
Education (Age 25+)	Elementary	1.5%	1.1%	1.3%
	Some High School	2.8%	2.5%	2.5%
	High School Graduate	15.7%	13.4%	13.8%
	Some College	22.7%	17.7%	17.2%
	Associates Degree Only	8.0%	8.1%	7.9%
	Bachelors Degree Only	31.8%	35.4%	34.7%
	Graduate Degree	17.5%	21.7%	22.6%
Business	Number of Businesses	678	3,957	8,406
	Total Number of Employees	5,238	42,573	92,460
	Employees per Business	7.73	10.76	11.00
	Residential Population per Business	12.70	15.69	22.71

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