



FOR LEASE

# Brookhill V

9120 Wadsworth Parkway  
Broomfield, Colorado 80021



**12,500 SF AVAILABLE**

**CONVENIENT ACCESS TO THE BOULDER TURNPIKE/ HIGHWAY 36**

**GREAT CO-TENANCY**

## Retail for Lease: \$11.00/SF NNN

Located on the SWC of Wadsworth Parkway and West 92nd Avenue, this 12,500 square foot space allows for a great opportunity to display brand name signage to commuters traveling along busy Wadsworth Parkway. Not only does the area boast great traffic counts/visibility, but will be next door to newly proposed "The Peninsula" multi-family project.

Demographics	Esri, 2018		
	1 Mile	3 Miles	5 Miles
Total Population	7,816	65,338	197,407
Daytime Population	12,930	77,725	183,437
Avg. Household Income	\$76,353	\$105,227	\$106,916
Total Businesses	806	3,105	6,785

Traffic Counts		Esri, 2017
Street	Cross Street	Vehicles Per Day
Interlocken Loop	US Highway 287	50,000
US Highway 287	Interlocken Loop	56,092
US Highway 287	Nickel Street	23,000

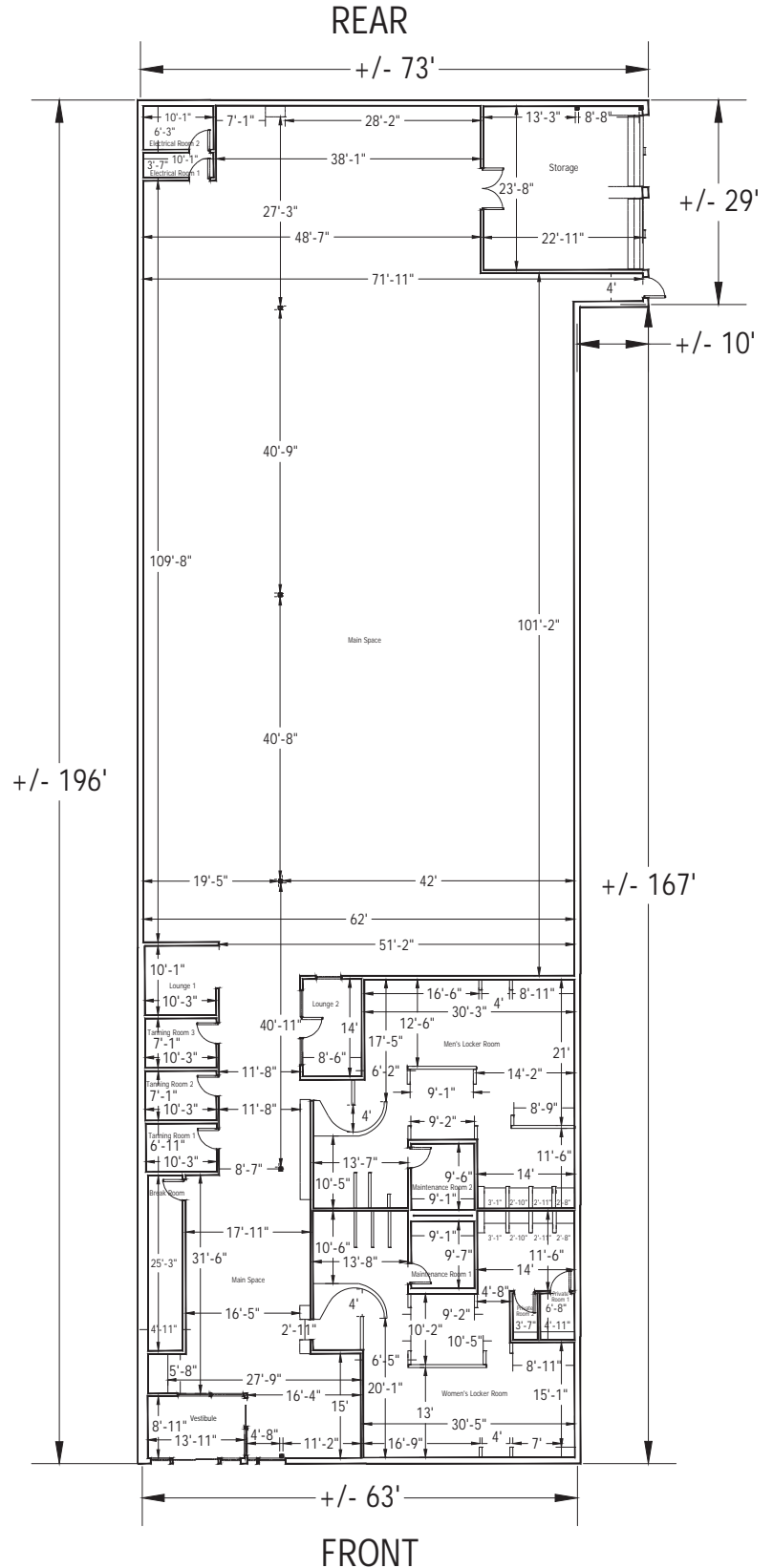
## Property Features

<b>Total GLA</b>	315,358 SF
<b>Total Available</b>	12,500 SF
<b>Lease Rate</b>	\$11.00/SF
<b>2018 NNN Expenses</b>	\$3.67/SF
<b>YOC</b>	1995

## Ideal Uses

- Apparel
- Auto Parts
- Children Indoor Entertainment Facility
- Climbing Gym
- Discount Retailer
- Drug/Pharmacy Store
- Educational Services
- Electronics and Appliances
- Fitness Facility
- Furniture and Home Furnishings
- Health and Beauty
- Health Care
- Liquor Store
- Office Supply
- Pet Store
- Specialty Food Store

## Site Plan



9120 Wadsworth Parkway / Broomfield, Colorado 80021



Wadsworth Blvd.

Wadsworth Pkwy.

W. 92nd Ave.

Vance St.

W. 90th Ave.

**"The Peninsula"**  
Proposed  
Multifamily  
(305 Units)

**SUBJECT**

Your Child Deserves the Best!  
**WOODEN SHOE**  
Pre-School & Pre-Kindergarten

**Village Inn**

**Margaritas**

**COLORADO CASUAL FURNITURE**

**epic MOUNTAIN GEAR**

**MURDOCH'S**  
SHOES & MORE SUPPLY

**Body & Sole**  
FIT & WELL

**GOODTIMES**  
Regular & Special Delivery

**Applebees**  
BREWERY & BAR

**Corona's Mexican Grill**

**GUARDIAN storage**

**NEW YORK CARABO SANDOZ**

**brakes plus**

**CARRABBA'S ITALIAN GRILL**

**Advance Auto Parts**  
THE SAME PART IS NOT GOOD

**DISCOUNT TIRE**

**K**

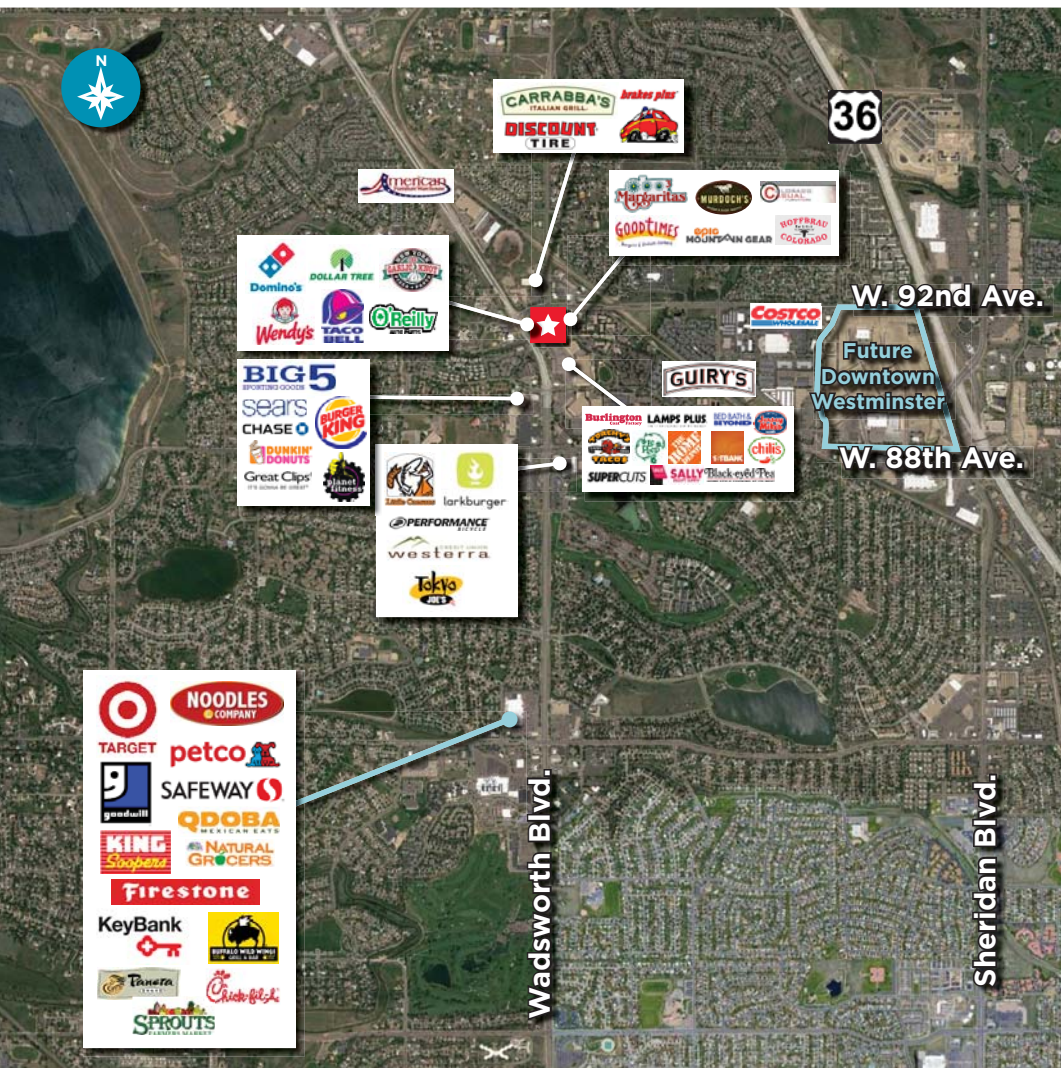
**Red Bull Energy Drink**  
**NOTRE DAME COLORADO**



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