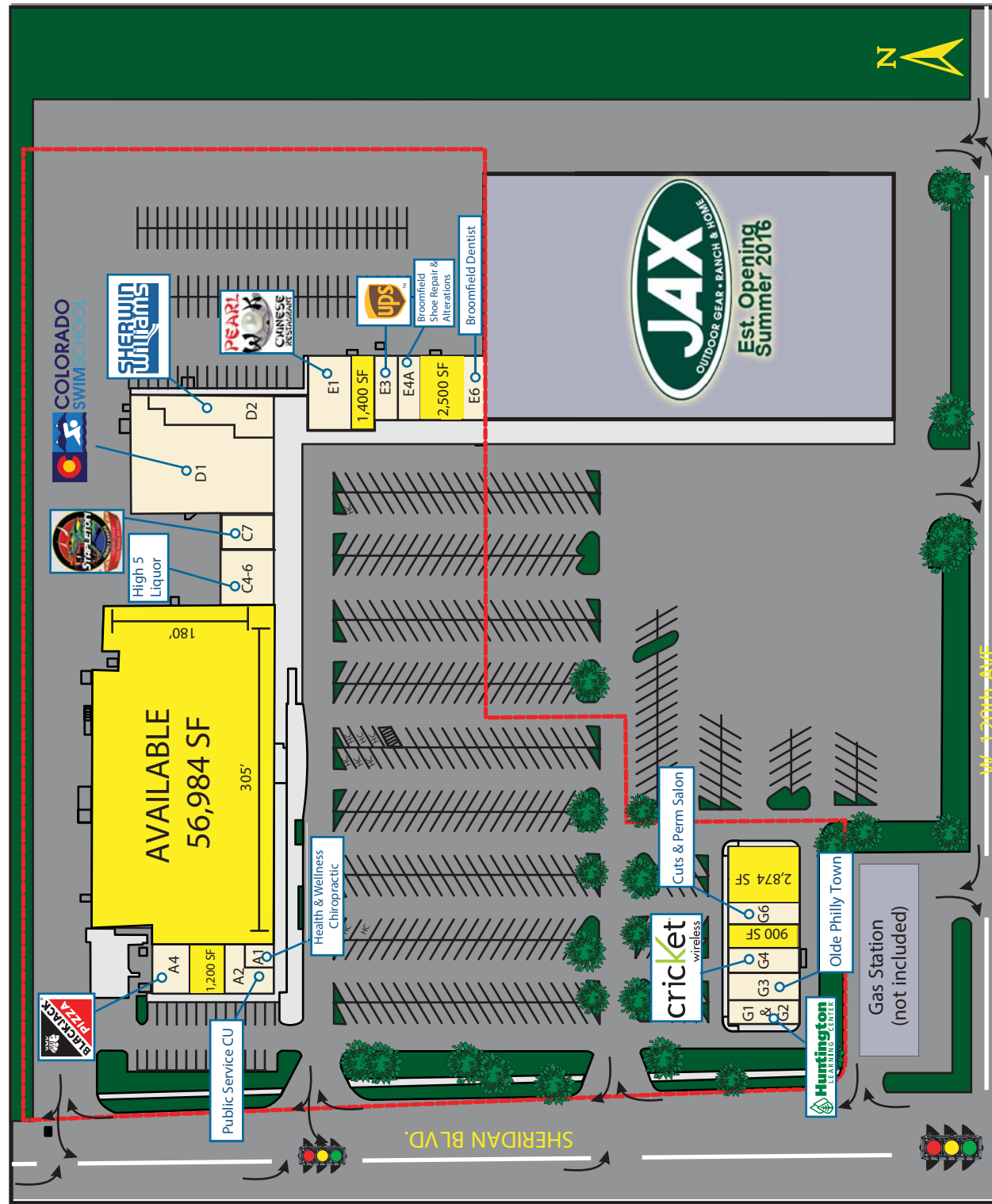


Join These Other National Tenants on Our A+ Corner!



PLAZA  
120TH & SHERIDAN BOULEVARD  
BROOMFIELD - COLORADO



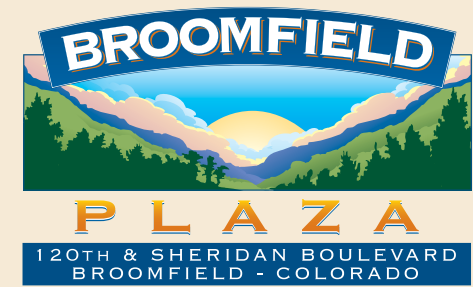
NewMark Merrill  
MOUNTAIN STATES  
www.newmarkmerrill.com

For additional information please contact:  
Ross Carpenter | rcarpenter@newmarkmerrill.com  
NewMark Merrill Mountain States | 630 15th Avenue, Suite 100 | Longmont, CO 80501  
Office 720.438.2504 | Fax 720.438.2509

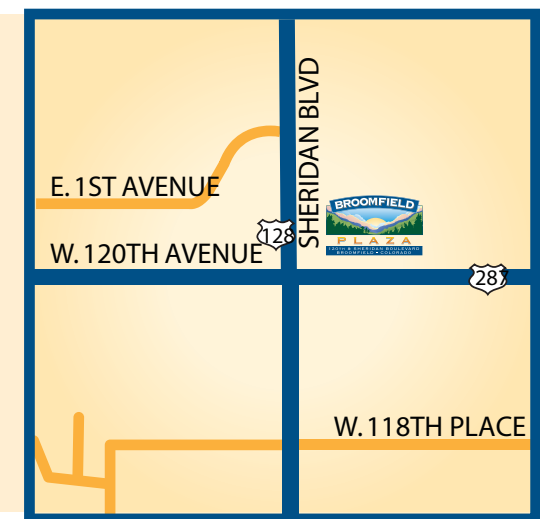
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect or Owner.

# NewMark Merrill COMPANIES

When you love shopping centers it shows.



LOCATED AT THE NORTHEAST CORNER OF 120TH AVENUE AND SHERIDAN BLVD, BROOMFIELD, COLORADO



**Project Size:** 105,064 Sq. Ft. of Retail Space

### Demographics



**Population\***  
1 Mile.....15,459  
3 Mile.....100,592



**Traffic Count\***  
70,747 Cars Daily



**Household Income\***  
1 Mile: \$55,753  
3 Mile: \$60,266



### For Lease • Prime Retail Space Available

- Strategically located between Denver and Boulder, with outstanding access to over 100,000 residents.
- Close proximity to over 3,000 businesses, including high-tech manufacturing and multi-national headquarters.
- Two miles West of Interstate at a signalized intersection with excellent visibility to more than 70,747 cars daily.
- High daily traffic with four grocers located on the corner: King Soopers, Wal-Mart, Sprouts and Whole Foods.

\*Estimates are based on 2017 demographics for population and average income per household. The information contained here in is not guaranteed and should be independently verified.



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Broomfield Commons Open Space

Big Dry Creek Open Space



24,433 VPD

46,304 VPD

120th Avenue

Sheridan Blvd



KOHL'S

CALL 720.438.2504 FOR MORE INFO