

NICKEL CENTER / 300 NICKEL ST, BROOMFIELD, CO 80020



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LEGEND
PARTNERS ■■■■



- Prime US-287 Positioning — Direct Frontage on Broomfield's Primary North-South Arterial Connecting Denver to Boulder
- Intersection Upgrade Momentum — City-Funded Signal and Connectivity Improvements at Nickel St & US-287 Drive Long-Term Access and Visibility
- Strong Highway Corridor Exposure — Proximity to US-36, I-25, and I-76 Places Nickel Center at the Crossroads of the Denver-Boulder Corridor
- Flexible Small-Format Availability — Two 1,364 SF Spaces Combinable to 2,728 SF Accommodate a Range of Retail and Service Concepts
- Ample Surface Parking — 250 Parking Spaces Support High-Volume, Drive-To Retail and Service Tenants
- Established Neighborhood Center — 34,569 SF of Gross Leasable Area with Proven Long-Term Tenancy in a Stable Retail Node
- High-Income Trade Area — 3-Mile Average Household Income of \$146,600 Supports Strong Consumer Spending Power
- Dense Residential Catchment — 66,000 Residents Within 3 Miles Generate Consistent Demand Across Everyday Retail Categories
- Corporate Employer Base — 30+ National and International Headquarters in Broomfield Drive Daytime Population and Weekday Traffic
- Strategic Metro Position — Equidistant Access to Denver, Boulder, and the Northwest Suburbs Broadens the Effective Trade Area

PROPERTY OVERVIEW

SUITE	TENANT	SIZE
1	Truly Asia Broomfield	2,728
3	LaLa Massage	1,364
4	Rocky Mountain Sports Club	2,135
5	We Rock the Spectrum Kid's Gym	4,780
8	Vape Pros	1,308
9	AVAILABLE	1,364
10	AVAILABLE	1,364
	FLOORPLAN	
11	Colorado Mail Services	1,364
12	Broomfield Vacuum Center	1,695
13	Unique Nails	1,046
14	Snarf's Sandwiches	1,528
15	Family Hearing Center	1,188
16	Broomfield Liquor	2,043
17	Sanju's Eyebrow Threading	669
18	Locks Salon & Barbershop	1,364
19	Zaika Indian Cuisine	3,379
22	Zoosters Pub & Poolhal	5,250

W Midway Blvd 13,100 VPD

Nickel Street 5,100 VPD

W 3rd Ave



MARKET AERIAL



DEMOGRAPHICS



POPULATION

TRUE TRADE AREA DRIVE TIMES

5 MIN	7 MIN	10 MIN
10,037	26,092	87,751
16,598	38,773	101,498
39.1	37.8	37.8
4,288	11,672	36,925
\$95,802	\$99,873	\$109,764

DAYTIME POPULATION

MEDIAN AGE

TOTAL HOUSEHOLDS

MEDIAN HH INCOME



EDUCATION

TRUE TRADE AREA DRIVE TIMES

5 MIN	7 MIN	10 MIN
51.0%	57.7%	58.8%
27.5%	25.4%	24.6%
16.9%	13.7%	13.3%
4.6%	3.2%	3.2%

COLLEGE EDUCATED
BACHELOR'S / GRAD
/ PROF DEGREE

SOME COLLEGE /
ASSOCIATES DEGREE

HIGH SCHOOL GRAD

NO HIGH SCHOOL
DIPLOMA



EMPLOYMENT

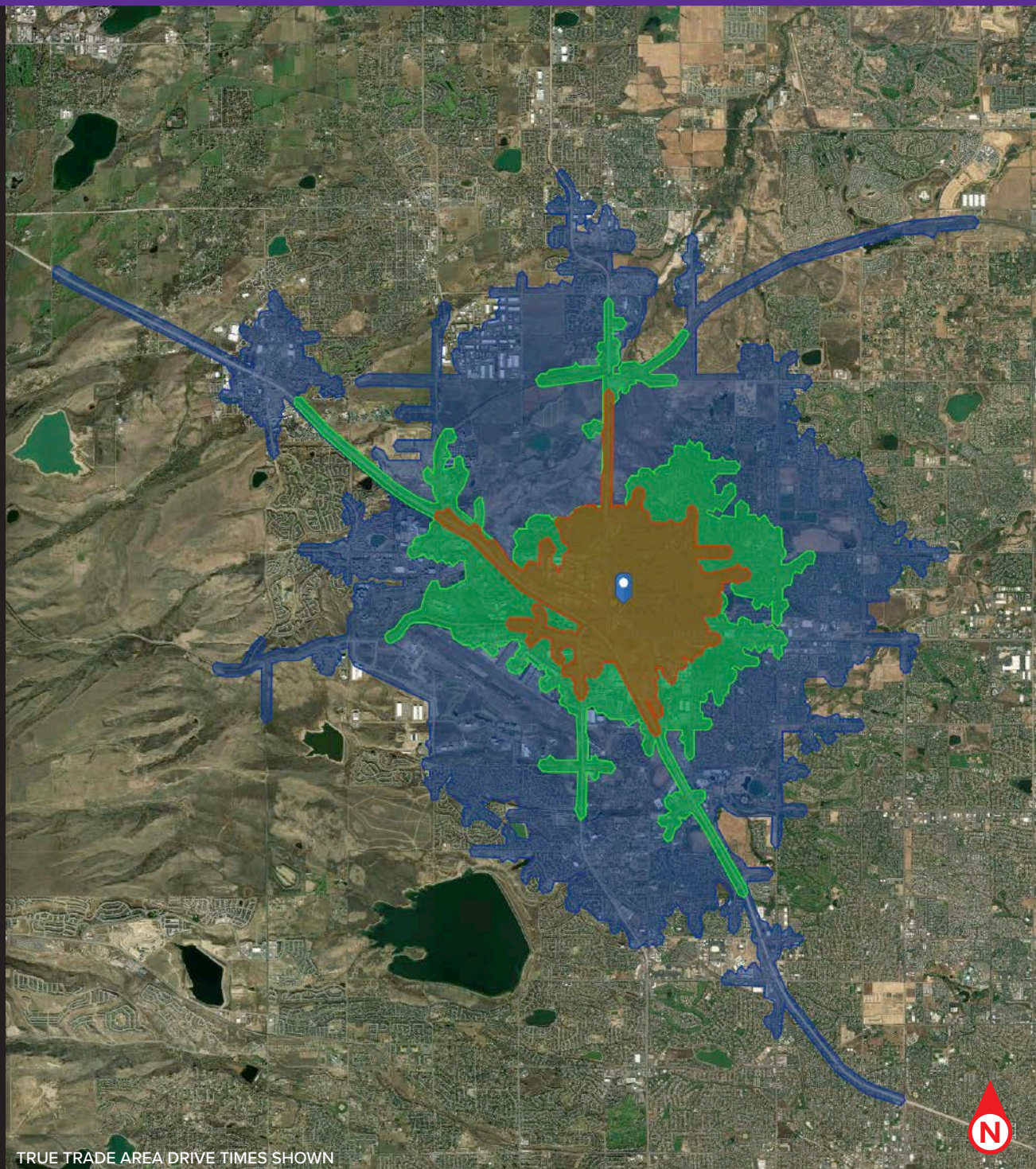
TRUE TRADE AREA DRIVE TIMES

5 MIN	7 MIN	10 MIN
75.2%	77.0%	76.8%
11.8%	11.1%	11.4%
13.0%	11.9%	11.9%

WHITE COLLAR

BLUE COLLAR

SERVICES



TRUE TRADE AREA DRIVE TIMES SHOWN

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