

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	3,002	58,857	140,115
AVERAGE HH INCOME	\$115,344	\$172,635	\$170,159
BUSINESSES	137	4,228	8,273
EMPLOYEES	2,023	49,519	79,210

Source: Applied Geographic Solutions, 2025 Estimates

TRAFFIC COUNTS

On S 96th St north of Northwest Pkwy	22,266 CPD
On Via Varra south of Northwest Pkwy	5,247 CPD
On Northwest Pkwy west of Via Varra	27,925 CPD
On Northwest Pkwy east of Via Varra	19,155 CPD

Source: CDOT 2025

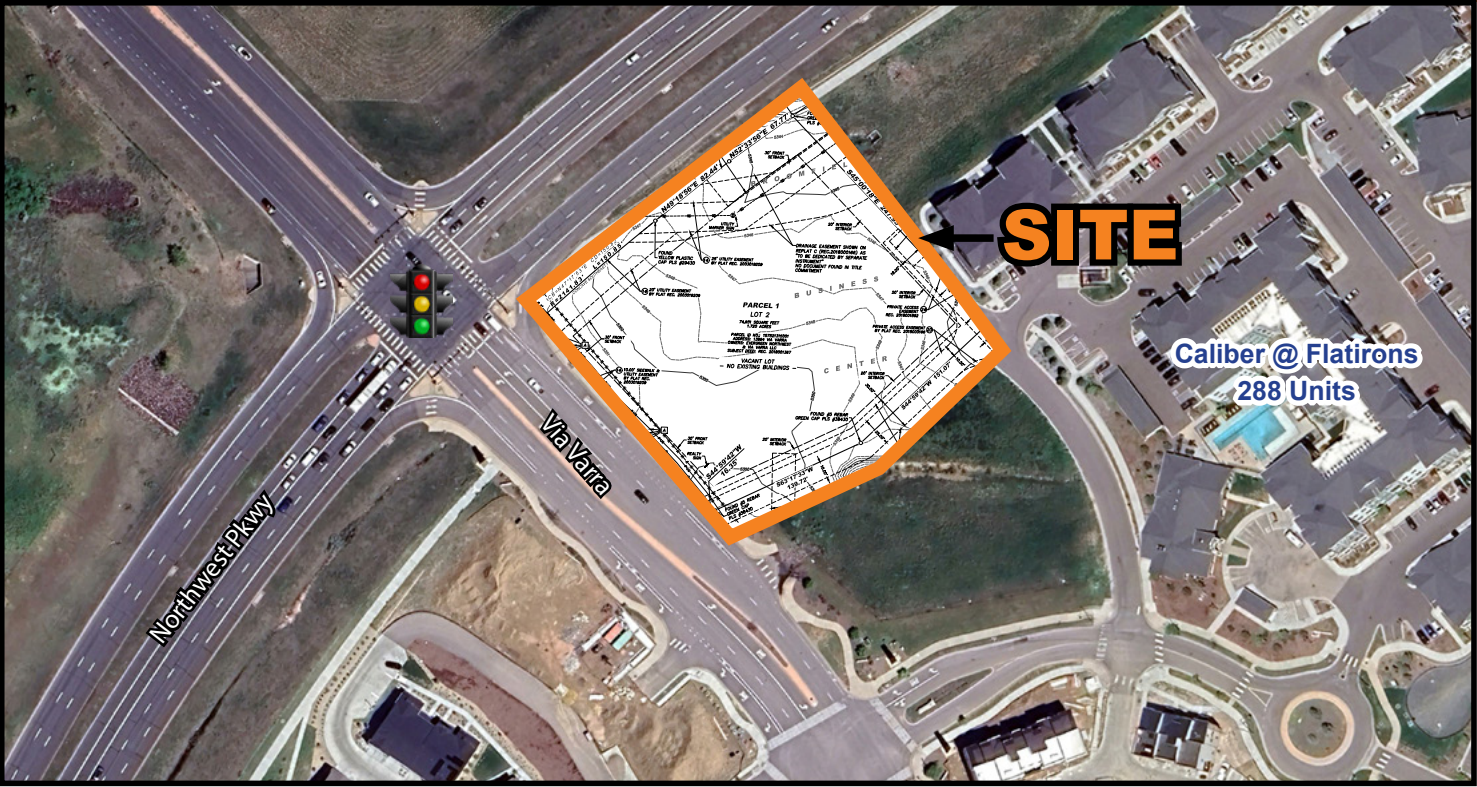
AERIAL



PRIME CORNER PAD SITE AVAILABLE

13894 VIA VARRA

BROOMFIELD, CO



PROPERTY HIGHLIGHTS

- Prime 1.7 Acre corner lot available at full-turn signalized intersection.
- Can be combined with adjacent 1.7 acre parcel to create an approximate 3.4 acre multi-level development - approved uses include multi-family, senior housing and hotel.
- Easy access on and off Northwest Parkway (27,925 CPD) and Highway 36.
- Close proximity to Interlocken Business Park (49,519 employees within 3-mile radius).
- Retail destination with over 1 million square feet of retail within one mile.
- Full-turn, signalized intersection at Via Varra & Northwest Parkway and RI/RO pad access from Via Varra.



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