



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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# ALOFT AT ARISTA BROOMFIELD

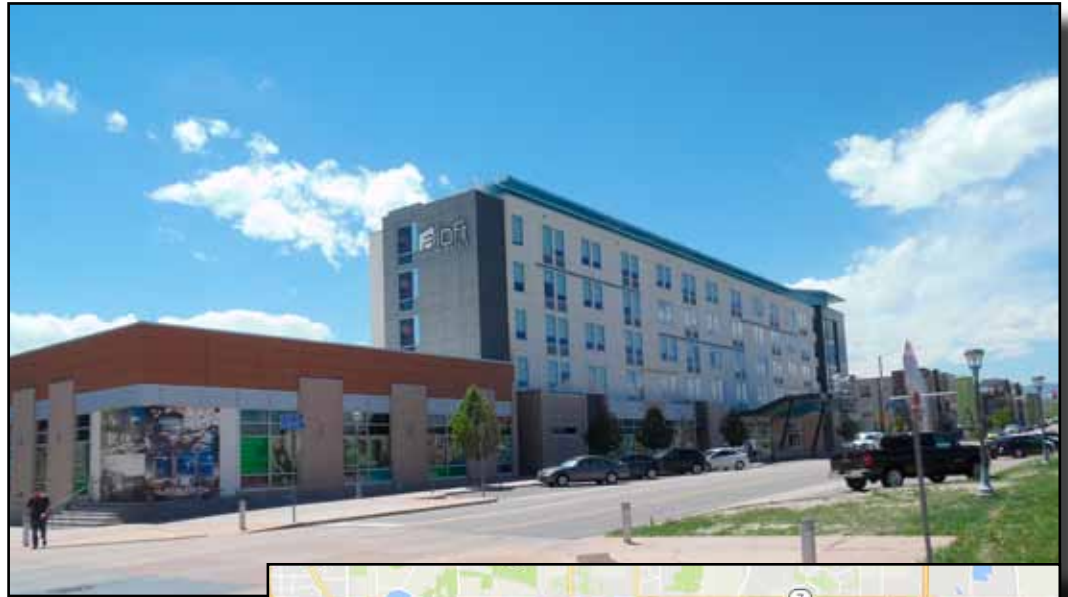
## 8300 Arista Place, Broomfield, CO 80021

### PROPERTY DETAILS:

- Ideal for restaurant/caterer
- Take over servicing the Aloft Hotel
- Fully built -out kitchen
- **Space Available:**  
up to 6,356± SF
- **Lease Rate:**  
\$26.00-\$30.00/SF NNN
- **NNN Expenses:** \$12.00/SF
- **YOC:** 2010

### PROPERTY HIGHLIGHTS:

- Fully built out kitchen
- Ground floor of high end hotel (average occupancy rate of 92%!) in a densely populated area
- With the space comes the **fantastic opportunity** to take over the food servicing of the ALOFT Hotel (previous Owner grossed approx. \$500,000/yr from this alone!)
- This space is a perfect opportunity for an established restaurant/caterer that is ready to hit the ground running, starting on day one.
- Join Edward Jones, Modus Law, 1st Bank Center, Children's Hospital, University of Colo Health Campus
- Arista 8300 is a prestigious live, work, and play neighborhood featuring over 6,000 units
- RTD Park-n-Ride sees over 3,000 people per day
- The 1st Bank Center estimates over 350,000 guests annually
- The 200,000± SF of office space at Arista Place employs close to 1,000 people
- Remaining retail space has numerous window lines and may have direct access to the Aloft Hotel lobby

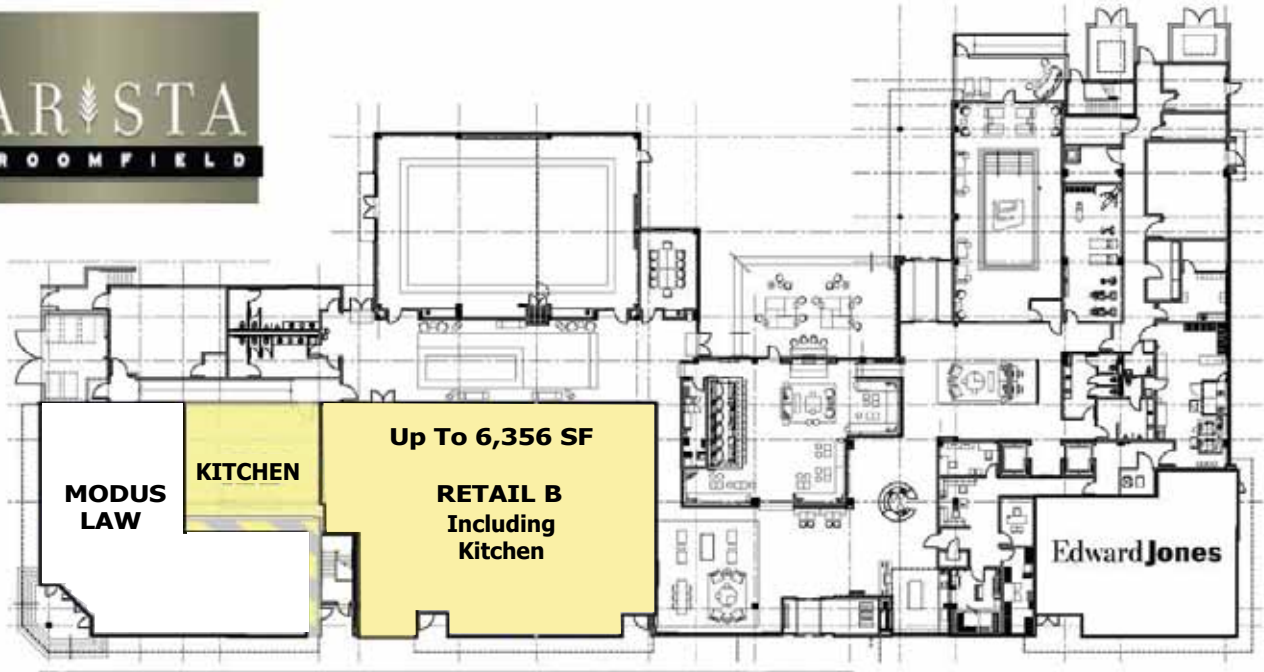


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**DEMOGRAPHICS** (Source: CoStar 2016)

|                   | 1 Mile    | 3 Mile    | 5 Mile    |
|-------------------|-----------|-----------|-----------|
| Est. Population   | 8,379     | 68,529    | 209,404   |
| Average HH Income | \$ 77,108 | \$ 98,149 | \$ 94,413 |
| Employees         | 7,387     | 45,309    | 88,899*   |
| Businesses        | 674       | 3,249     | 7,352*    |

\*Demographics Source: ESRI 2016: Applied Geographic Solutions 2016

**TRAFFIC COUNTS** (Source: CoStar 2015)

|                                   |                |
|-----------------------------------|----------------|
| On Hwy 36 NW of Wadsworth Blvd    | 87,000cars/day |
| On Hwy 36 SE of Wadsworth Blvd    | 86,000cars/day |
| On Wadsworth Blvd North of HWY 36 | 54,000cars/day |
| On Wadsworth Blvd South of HWY 36 | 45,000cars/day |

