

Broomfield Urban Transit Village

8704 Parkland St., Broomfield, CO 80020
(116th Avenue at Wadsworth Pkwy.)



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Convenience Store Pad Site + Multi-Tenant Commercial Parcel

CONVENIENCE STORE PAD SITE

Lot Size:	2± AC
Assessor #:	171703426002
Price:	\$2,600,000 (\$30/SF)

MULTI-TENANT COMMERCIAL SITE

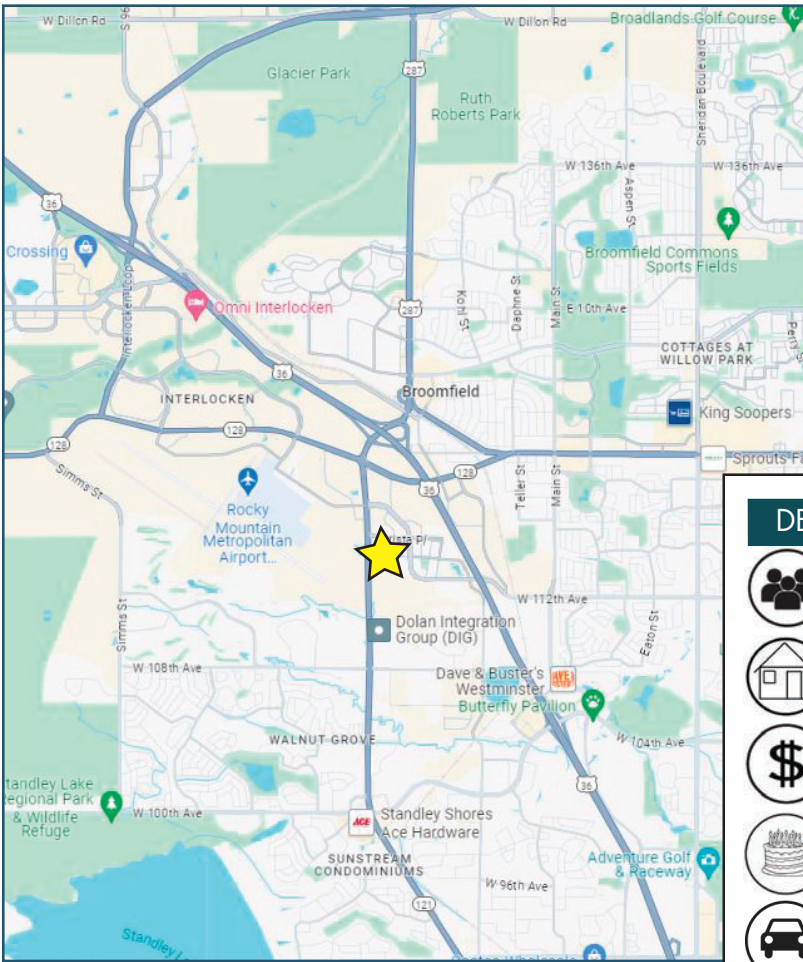
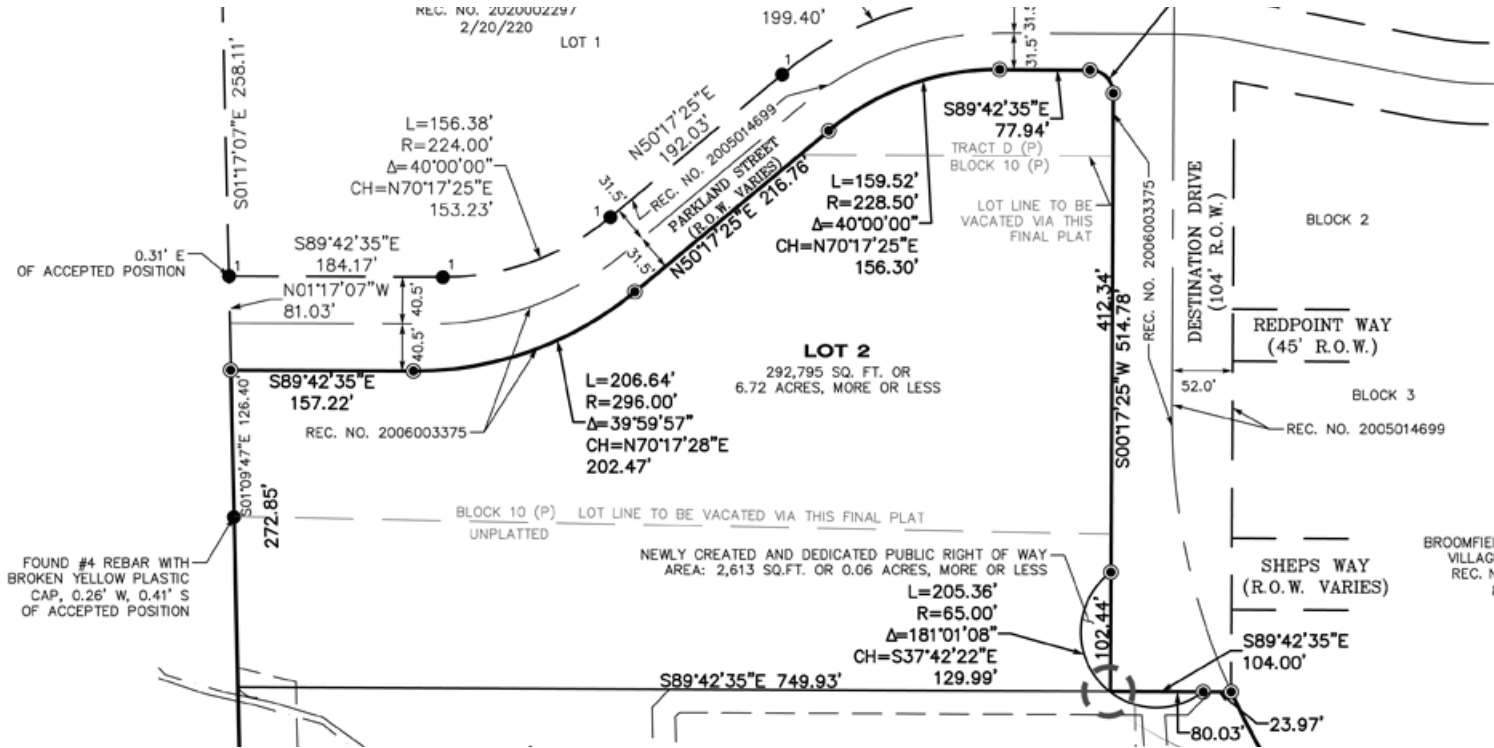
Lot Size:	4.72± AC
Assessor #:	171703426002
Price:	\$2,475,000 (\$12/SF)

Located at the Arista Development at 116th and Wadsworth Pkwy., this offering consists of two potentially separate commercial parcels (currently unsubdivided). The 2-acre convenience store pad site is to be leveled by seller and subdivided by buyer. Three-quarter access to be developed. The 4.72-acre proposed multi-tenant commercial site to the east of the pad to be leveled by seller and subdivided by buyer. No residential allowed. The area around the Arista Development has seen tremendous growth over the past several years with numerous newly-built apartments, condominiums, and various commercial buildings. Water in street part way down Parkland St. Sanitary sewer in street at the southeast corner of the site. Zoning to be Broomfield Mixed-Use Commercial. Traffic Count: 28,946 VPD on Wadsworth (2022 CoStar).

Fuller Real Estate
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Brokerage
Disclosure

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Looking NE from Wadsworth Blvd. towards the location of the 2-acre pad site.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	5,743	80,743	217,747
Households	2,727	31,718	85,663
Median HH Income	\$74,040	\$101,620	\$97,864
Median Age	35.70	39.10	38.50
Traffic	28,946 vpd on Wadsworth Pkwy		