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 multitenant 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).

Brokerage Disclosure **John Becker** (720) 287-5414 direct

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