

6470 - 6650

# 120<sup>TH</sup> AVENUE, BROOMFIELD

## GREAT UNITS AVAILABLE IN BUSY RETAIL CENTER

**CONTACT:**

[MICHAEL-RYAN McCARTY](#)

OR [DAN FERRICK](#)

(303) 442-1040

[WWW.GIBBONSWHITE.COM](http://WWW.GIBBONSWHITE.COM)

**SPACE AVAILABLE:**

1,140 – 4,128 SF

**LEASE RATE:**

\$12.00 – \$14.00 NNN (\$4.89)

**AVAILABLE:**

IMMEDIATELY

**PARKING:**

AMPLE

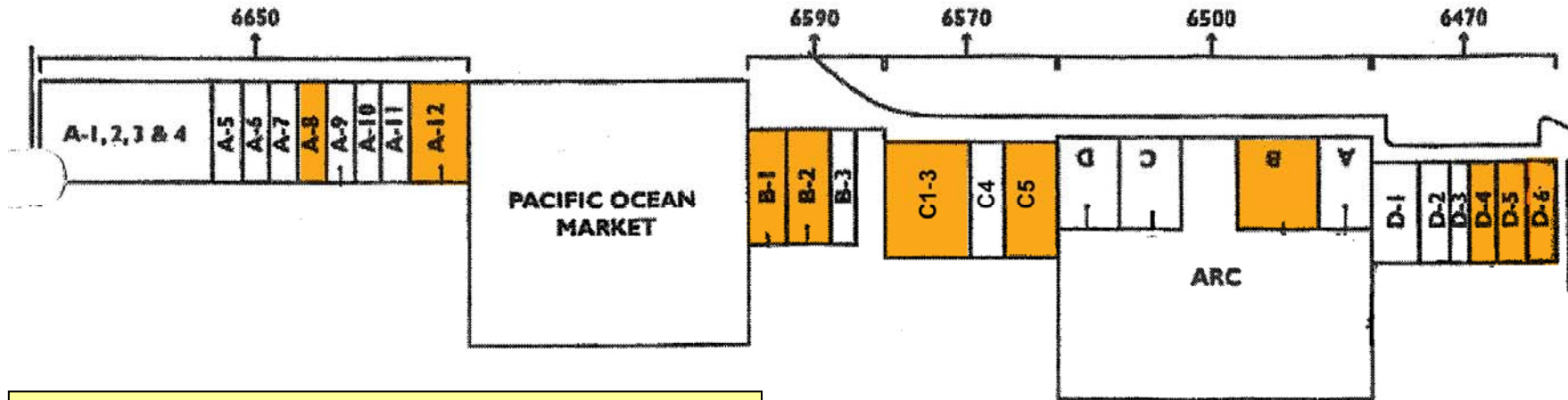


- BUSY INTERSECTION AT 120<sup>TH</sup> AVENUE & MAIN STREET (DEMOGRAPHICS AND TRAFFIC COUNTS ON NEXT/BACK PAGE)
- ANCHORED BY PACIFIC MARKET - ACROSS FROM SAFEWAY CENTER
- LOCATED ON BROOMFIELD'S BUSIEST THOROUGHFARE, 120<sup>TH</sup> AVENUE
- RESTAURANT READY SPACE WITH HOOD IN PLACE

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it.



2305 CANYON BLVD, SUITE 200  
BOULDER, CO 80302



6650 120 <sup>TH</sup> :		
UNIT A-8:	1,400 SF	\$2,204/MO*
6590 120 <sup>TH</sup> :		
UNIT B-1:	1,941 SF	\$3,055/MO*
UNIT B-2 (RESTAURANT):	2,055 SF	\$3,235/MO*
6570 120 <sup>TH</sup> :		
UNIT C1-3 (RESTAURANT):	4,128 SF	\$6,498/MO*
UNIT C5:	2,863 SF	\$4,507/MO*
6500 120 <sup>TH</sup> :		
UNIT B:	3,276 SF	\$4,611/MO*
6470 120 <sup>TH</sup> :		
UNIT D4:	1,247 SF	\$1,755/MO*
UNIT D5:	1,375 SF	\$1,935/MO*
UNIT D6:	1,430 SF	\$2,013/MO*
UNITS D4-6:	4,052 SF	\$5,703/MO*

\*RATE NOT INCLUDING UTILITIES.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2009 TOTAL POP:	11,627	76,751	217,139
DAYTIME POPULATION:	5,706	30,279	83,084
MEDIAN HH INCOME:	\$80,890	\$86,240	\$74,954
TRAFFIC COUNTS:			
W. 120 <sup>TH</sup> AT MAIN:	34,086 VEHICLES PER DAY		
W. 120 <sup>TH</sup> AT LAMAR:	38,600 VEHICLES PER DAY		



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