

# 8200 ARISTA PLACE, BROOMFIELD

RETAIL WITH GENEROUS TI PACKAGE AVAILABLE

**CONTACT:**

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**FLEXIBLE SIZES FROM 1,500 TO 6,967 SF**

UNIT R1: 2,162 SF

UNIT R2: 1,682 SF

UNIT R3: 1,500 - 3,123 SF

LEASE RATE: \$14.00 NNN (\$4.50)



- BRAND NEW SPACE WITH GREAT WINDOW LINES & FLEXIBLE FLOOR PLANS
- GENEROUS TENANT IMPROVEMENT PACKAGE AVAILABLE
- PRIME BROOMFIELD RETAIL LOCATION IN THE LUXURY 358 UNIT ARISTA APARTMENT PROJECT
- ADJACENT TO THE 6,500 SEAT 1<sup>ST</sup> BANK CENTER
- DIRECT ACCESS TO HWY 36, HWY 287 & WADSWORTH BLVD

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



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DEMOGRAPHICS		
RADIUS	3 MILE	5 MILE
2010 POPULATION	68,053	205,710
AVERAGE INCOME	\$96,232	\$89,570

  

TRAFFIC COUNTS (2008):	
Hwy 36	78,400/CARS PER DAY
WADSWORTH	30,500/CARS PER DAY

