



Villager Square

6470 - 6650 W 120th Ave, Broomfield, CO

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 View Map

Grocery Anchored Retail Center For Sale

Sale Price	\$13,000,000
Cap Rate (Current Annual)	7.5%
Building Size	85,131 SF in 5 Buildings
NOI (Current Actual)	\$979,733
Occupancy	98.3%

- Please Visit shwca.se/villagersquare for Additional Information & Confidentiality Agreement
- 98.3% NNN Leased Retail Investment with a Diverse Rent Roll of Local and National Tenants
- Staggered Lease Expirations with Average of 3 Years Remaining
- Significant Upside in Upcoming Lease Expirations
- Located on 120th Ave in the Heart of Broomfield with 34,515 Vehicles/Day
- New Downtown Civic Center is Planned Directly Across the Street
- New \$90 Million US-36 Flyover Now Open and will Greatly Increase Traffic Along 120th Ave
- Average Household Income of \$112,223 Within 3 Mile Radius

The information included 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.



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