



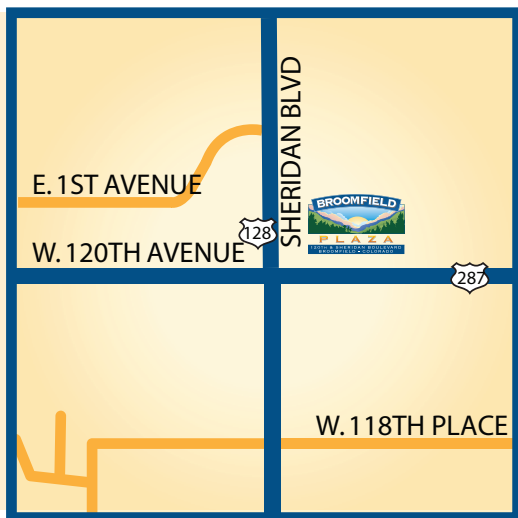
NewMark Merrill COMPANIES

When you love shopping centers it shows.



LOCATED AT THE NORTHEAST CORNER OF 120TH AVENUE AND SHERIDAN BLVD, BROOMFIELD, COLORADO

CHUZE
FITNESS



Project Size: 105,064 Sq. Ft. of Retail Space

Demographics



Population*

1 Mile.....15,459
3 Mile.....100,592



Traffic Count*

70,747 Cars Daily



Household Income*

1 Mile: \$55,753
3 Mile: \$60,266



For Lease • Prime Retail Space Available

- Strategically located between Denver and Boulder, with outstanding access to over 100,000 residents.
- Close proximity to over 3,000 businesses, including high-tech manufacturing and multi-national headquarters.
- Two miles West of Interstate at a signalized intersection with excellent visibility to more than 70,747 cars daily.
- High daily traffic with four grocers located on the corner: King Soopers, Wal-Mart, Sprouts and Whole Foods.

*Estimates are based on 2017 demographics for population and average income per household. The information contained here in is not guaranteed and should be independently verified.



NewMark Merrill

MOUNTAIN STATES

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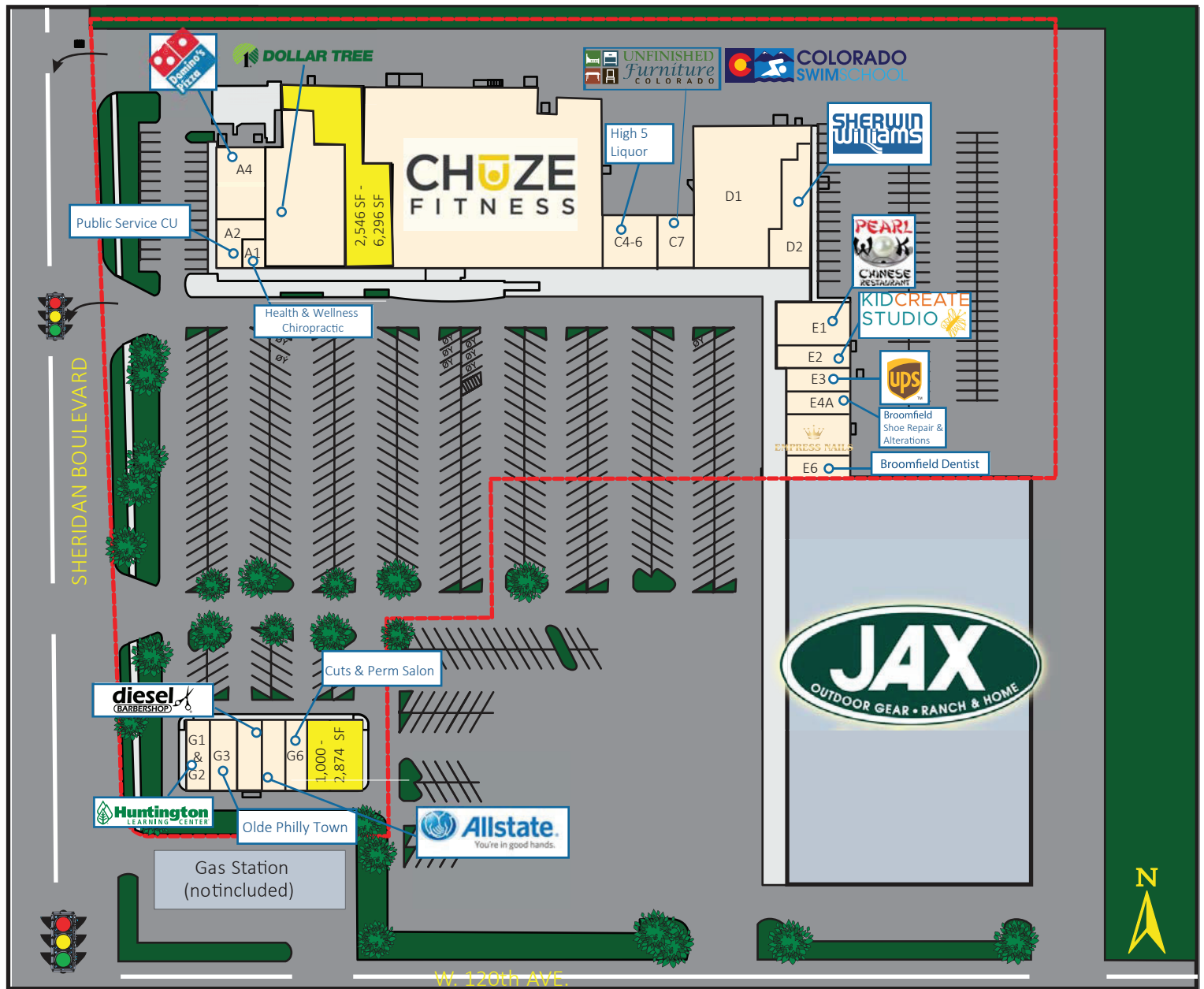
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National Tenants
on Our A+ Corner!



PLAZA

120th & SHERIDAN BOULEVARD
BROOMFIELD - COLORADO



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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect or Owner.