

27+/- acre Mixed Use Commercial Development  
 NEC of Sheridan Parkway & State Highway 7

Eisenberg Company  
 Full service commercial real estate

# BROOMFIELD, COLORADO



**Available for Sale | For Lease Build-to-Suit | Ground Lease**

Located at the NEC of Sheridan Parkway and Highway 7, in Broomfield Colorado, this parcel offers an exciting opportunity to be a part of a mixed-use project in a centralized, prime location. This lot has excellent visibility, demographics and easy access to Highway 7. Surrounded by established residential developments and future commercial sites.

## Property Features:

- Lot Size: 27.00 +/- acres
- Anchor Space, Mini Major and Pad's Available

## Property Highlights:

- High growth trade area
- Zoned for Commercial Use
- King Sooper under construction at intersection

### Traffic Counts:

Interstate 25	North Highway 7	91,300
E Interstate 25	Highway 7	22,400
W Interstate 25	Highway 7	19,600
Sheridan Parkway	South Highway 7	1,687

### Demographics:

	3 Mile	5 Miles	10 Miles
Population:	11,082	72,213	412,080
Avg. HH Income:	\$116,695	\$93,771	\$81,099
10 Miles from Denver	/	12 Miles from Boulder	



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## Conceptual Site Plan 1



Street improvements are NOT confirmed. Naos received the layout in 2014. EXISTING UTILITIES ARE APPROXIMATE. DIMENSIONS AND AREAS ARE APPROXIMATE. ALL DIMENSIONS AND AREAS ARE APPROXIMATE.

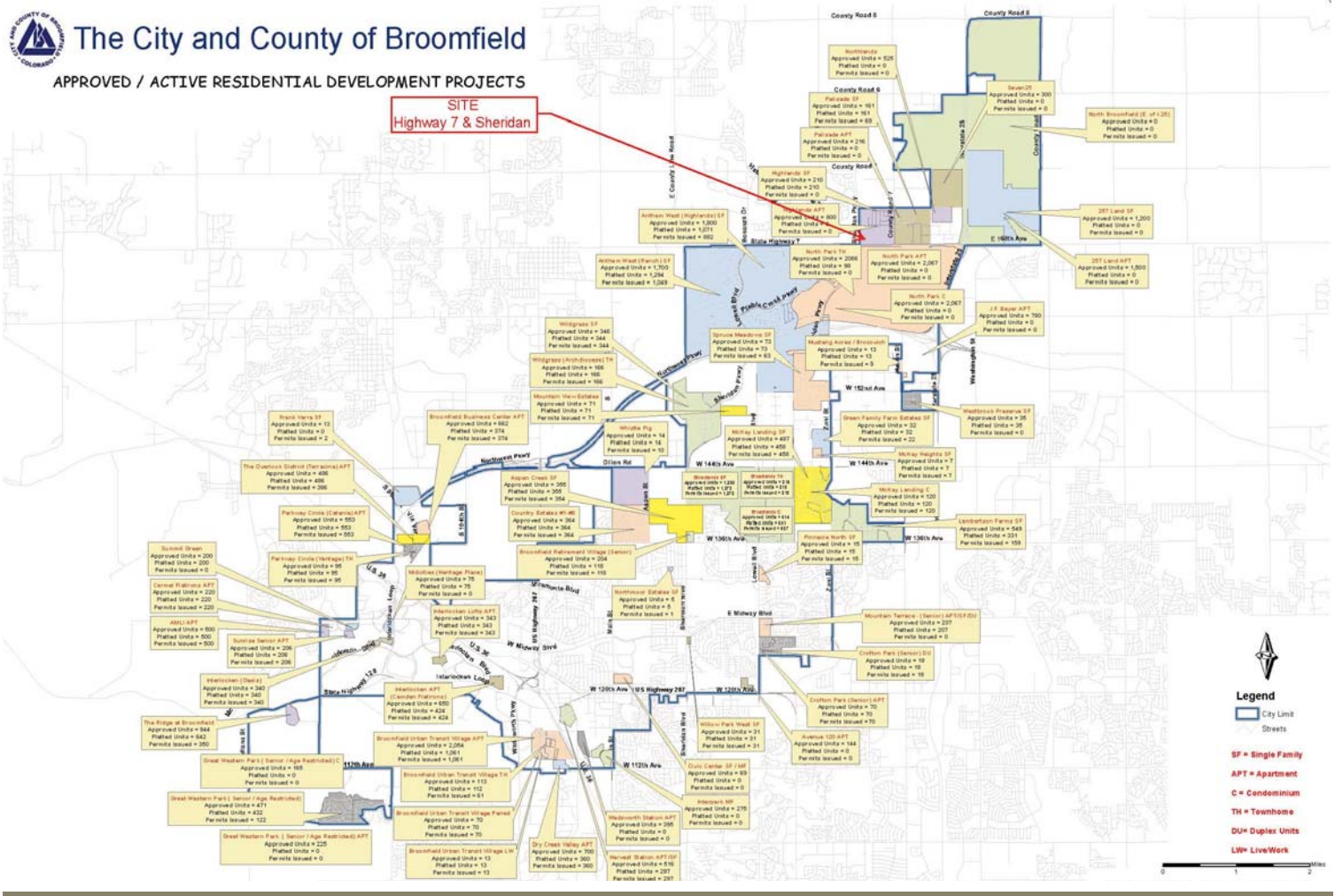
SUMMARY - CONCEPT 6a									
NOVEL	TYPE	NOVEL SQ	NOVEL AC	LOT AREA (sq ft)	LOT AREA (ac)	PARKING SPACES	PERCENT	PERCENT	PERCENT
LOT 1	OFFICE	173,900 SF	3.94	844,248.4 SF	19.26	1,000	17.6%	17.6%	17.6%
LOT 2	OFFICE	470,000 SF	10.70	4,700,000 SF	107.64	2,500	45.7%	45.7%	45.7%
LOT 3	OFFICE	2,000,000 SF	45.75	20,000,000 SF	457.35	10,000	181.3%	181.3%	181.3%
LOT 4	OFFICE	3,000,000 SF	68.81	30,000,000 SF	688.10	15,000	272.0%	272.0%	272.0%
LOT 5	OFFICE	4,000,000 SF	91.83	40,000,000 SF	918.28	20,000	363.7%	363.7%	363.7%
LOT 6	OFFICE	5,000,000 SF	114.80	50,000,000 SF	1,148.35	25,000	454.5%	454.5%	454.5%
LOT 7	OFFICE	6,000,000 SF	137.77	60,000,000 SF	1,377.84	30,000	545.4%	545.4%	545.4%
LOT 8	OFFICE	7,000,000 SF	159.74	70,000,000 SF	1,597.36	35,000	656.3%	656.3%	656.3%
LOT 9	OFFICE	8,000,000 SF	181.71	80,000,000 SF	1,817.38	40,000	767.2%	767.2%	767.2%
LOT 10	OFFICE	9,000,000 SF	203.68	90,000,000 SF	2,036.90	45,000	878.1%	878.1%	878.1%
LOT 11	OFFICE	10,000,000 SF	225.65	100,000,000 SF	2,256.42	50,000	989.0%	989.0%	989.0%
LOT 12	OFFICE	11,000,000 SF	247.62	110,000,000 SF	2,475.94	55,000	1,100.0%	1,100.0%	1,100.0%
LOT 13	OFFICE	12,000,000 SF	269.59	120,000,000 SF	2,695.46	60,000	1,211.0%	1,211.0%	1,211.0%
LOT 14	OFFICE	13,000,000 SF	291.56	130,000,000 SF	2,914.98	65,000	1,322.0%	1,322.0%	1,322.0%
LOT 15	OFFICE	14,000,000 SF	313.53	140,000,000 SF	3,134.50	70,000	1,433.0%	1,433.0%	1,433.0%
LOT 16	OFFICE	15,000,000 SF	335.50	150,000,000 SF	3,354.02	75,000	1,544.0%	1,544.0%	1,544.0%
LOT 17	OFFICE	16,000,000 SF	357.47	160,000,000 SF	3,573.54	80,000	1,655.0%	1,655.0%	1,655.0%
LOT 18	OFFICE	17,000,000 SF	379.44	170,000,000 SF	3,793.06	85,000	1,766.0%	1,766.0%	1,766.0%
LOT 19	OFFICE	18,000,000 SF	401.41	180,000,000 SF	4,012.58	90,000	1,877.0%	1,877.0%	1,877.0%
LOT 20	OFFICE	19,000,000 SF	423.38	190,000,000 SF	4,232.10	95,000	1,988.0%	1,988.0%	1,988.0%
LOT 21	OFFICE	20,000,000 SF	445.35	200,000,000 SF	4,451.62	100,000	2,099.0%	2,099.0%	2,099.0%
LOT 22	OFFICE	21,000,000 SF	467.32	210,000,000 SF	4,671.14	105,000	2,210.0%	2,210.0%	2,210.0%
LOT 23	OFFICE	22,000,000 SF	489.29	220,000,000 SF	4,890.66	110,000	2,321.0%	2,321.0%	2,321.0%
LOT 24	OFFICE	23,000,000 SF	511.26	230,000,000 SF	5,110.18	115,000	2,432.0%	2,432.0%	2,432.0%
LOT 25	OFFICE	24,000,000 SF	533.23	240,000,000 SF	5,329.70	120,000	2,543.0%	2,543.0%	2,543.0%
LOT 26	OFFICE	25,000,000 SF	555.20	250,000,000 SF	5,549.22	125,000	2,654.0%	2,654.0%	2,654.0%
LOT 27	OFFICE	26,000,000 SF	577.17	260,000,000 SF	5,768.74	130,000	2,765.0%	2,765.0%	2,765.0%
LOT 28	OFFICE	27,000,000 SF	599.14	270,000,000 SF	5,988.26	135,000	2,876.0%	2,876.0%	2,876.0%
LOT 29	OFFICE	28,000,000 SF	621.11	280,000,000 SF	6,207.78	140,000	2,987.0%	2,987.0%	2,987.0%
LOT 30	OFFICE	29,000,000 SF	643.08	290,000,000 SF	6,427.30	145,000	3,098.0%	3,098.0%	3,098.0%
LOT 31	OFFICE	30,000,000 SF	665.05	300,000,000 SF	6,646.82	150,000	3,209.0%	3,209.0%	3,209.0%
LOT 32	OFFICE	31,000,000 SF	687.02	310,000,000 SF	6,866.34	155,000	3,320.0%	3,320.0%	3,320.0%
LOT 33	OFFICE	32,000,000 SF	708.99	320,000,000 SF	7,085.86	160,000	3,431.0%	3,431.0%	3,431.0%
LOT 34	OFFICE	33,000,000 SF	730.96	330,000,000 SF	7,305.38	165,000	3,542.0%	3,542.0%	3,542.0%
LOT 35	OFFICE	34,000,000 SF	752.93	340,000,000 SF	7,524.90	170,000	3,653.0%	3,653.0%	3,653.0%
LOT 36	OFFICE	35,000,000 SF	774.90	350,000,000 SF	7,744.42	175,000	3,764.0%	3,764.0%	3,764.0%
LOT 37	OFFICE	36,000,000 SF	796.87	360,000,000 SF	7,963.94	180,000	3,875.0%	3,875.0%	3,875.0%
LOT 38	OFFICE	37,000,000 SF	818.84	370,000,000 SF	8,183.46	185,000	3,986.0%	3,986.0%	3,986.0%
LOT 39	OFFICE	38,000,000 SF	840.81	380,000,000 SF	8,402.98	190,000	4,097.0%	4,097.0%	4,097.0%
LOT 40	OFFICE	39,000,000 SF	862.78	390,000,000 SF	8,622.50	195,000	4,208.0%	4,208.0%	4,208.0%
LOT 41	OFFICE	40,000,000 SF	884.75	400,000,000 SF	8,842.02	200,000	4,319.0%	4,319.0%	4,319.0%
LOT 42	OFFICE	41,000,000 SF	906.72	410,000,000 SF	9,061.54	205,000	4,430.0%	4,430.0%	4,430.0%
LOT 43	OFFICE	42,000,000 SF	928.69	420,000,000 SF	9,281.06	210,000	4,541.0%	4,541.0%	4,541.0%
LOT 44	OFFICE	43,000,000 SF	950.66	430,000,000 SF	9,500.58	215,000	4,652.0%	4,652.0%	4,652.0%
LOT 45	OFFICE	44,000,000 SF	972.63	440,000,000 SF	9,720.10	220,000	4,763.0%	4,763.0%	4,763.0%
LOT 46	OFFICE	45,000,000 SF	994.60	450,000,000 SF	9,939.62	225,000	4,874.0%	4,874.0%	4,874.0%
LOT 47	OFFICE	46,000,000 SF	1,016.57	460,000,000 SF	10,159.14	230,000	4,985.0%	4,985.0%	4,985.0%
LOT 48	OFFICE	47,000,000 SF	1,038.54	470,000,000 SF	10,378.66	235,000	5,096.0%	5,096.0%	5,096.0%
LOT 49	OFFICE	48,000,000 SF	1,060.51	480,000,000 SF	10,598.18	240,000	5,207.0%	5,207.0%	5,207.0%
LOT 50	OFFICE	49,000,000 SF	1,082.48	490,000,000 SF	10,817.70	245,000	5,318.0%	5,318.0%	5,318.0%
LOT 51	OFFICE	50,000,000 SF	1,104.45	500,000,000 SF	11,037.22	250,000	5,429.0%	5,429.0%	5,429.0%
LOT 52	OFFICE	51,000,000 SF	1,126.42	510,000,000 SF	11,256.74	255,000	5,540.0%	5,540.0%	5,540.0%
LOT 53	OFFICE	52,000,000 SF	1,148.39	520,000,000 SF	11,476.26	260,000	5,651.0%	5,651.0%	5,651.0%
LOT 54	OFFICE	53,000,000 SF	1,170.36	530,000,000 SF	11,695.78	265,000	5,762.0%	5,762.0%	5,762.0%
LOT 55	OFFICE	54,000,000 SF	1,192.33	540,000,000 SF	11,915.30	270,000	5,873.0%	5,873.0%	5,873.0%
LOT 56	OFFICE	55,000,000 SF	1,214.30	550,000,000 SF	12,134.82	275,000	5,984.0%	5,984.0%	5,984.0%
LOT 57	OFFICE	56,000,000 SF	1,236.27	560,000,000 SF	12,354.34	280,000	6,095.0%	6,095.0%	6,095.0%
LOT 58	OFFICE	57,000,000 SF	1,258.24	570,000,000 SF	12,573.86	285,000	6,206.0%	6,206.0%	6,206.0%
LOT 59	OFFICE	58,000,000 SF	1,280.21	580,000,000 SF	12,793.38	290,000	6,317.0%	6,317.0%	6,317.0%
LOT 60	OFFICE	59,000,000 SF	1,302.18	590,000,000 SF	13,012.90	295,000	6,428.0%	6,428.0%	6,428.0%
LOT 61	OFFICE	60,000,000 SF	1,324.15	600,000,000 SF	13,232.42	300,000	6,539.0%	6,539.0%	6,539.0%
LOT 62	OFFICE	61,000,000 SF	1,346.12	610,000,000 SF	13,451.94	305,000	6,650.0%	6,650.0%	6,650.0%
LOT 63	OFFICE	62,000,000 SF	1,368.09	620,000,000 SF	13,671.46	310,000	6,761.0%	6,761.0%	6,761.0%
LOT 64	OFFICE	63,000,000 SF	1,390.06	630,000,000 SF	13,890.98	315,000	6,872.0%	6,872.0%	6,872.0%
LOT 65	OFFICE	64,000,000 SF	1,412.03	640,000,000 SF	14,110.50	320,000	6,983.0%	6,983.0%	6,983.0%
LOT 66	OFFICE	65,000,000 SF	1,434.00	650,000,000 SF	14,330.02	325,000	7,094.0%	7,094.0%	7,094.0%
LOT 67	OFFICE	66,000,000 SF	1,455.97	660,000,000 SF	14,549.54	330,000	7,205.0%	7,205.0%	7,205.0%
LOT 68	OFFICE	67,000,000 SF	1,477.94	670,000,000 SF	14,769.06	335,000	7,316.0%	7,316.0%	7,316.0%
LOT 69	OFFICE	68,000,000 SF	1,499.91	680,000,000 SF	14,988.58	340,000	7,427.0%	7,427.0%	7,427.0%
LOT 70	OFFICE	69,000,000 SF	1,521.88	690,000,000 SF	15,208.10	345,000	7,538.0%	7,538.0%	7,538.0%
LOT 71	OFFICE	70,000,000 SF	1,543.85	700,000,000 SF	15,427.62	350,000	7,649.0%	7,649.0%	7,649.0%
LOT 72	OFFICE	71,000,000 SF	1,565.82	710,000,000 SF	15,647.14	355,000	7,760.0%	7,760.0%	7,760.0%
LOT 73	OFFICE	72,000,000 SF	1,587.79	720,000,000 SF	15,866.66	360,000	7,871.0%	7,871.0%	7,871.0%
LOT 74	OFFICE	73,000,000 SF	1,609.76	730,000,000 SF	16,086.18	365,000	7,982.0%	7,982.0%	7,982.0%
LOT 75	OFFICE	74,000,000 SF	1,631.73	740,000,000 SF	16,305.70	370,000	8,093.0%	8,093.0%	8,093.0%
LOT 76	OFFICE	75,000,000 SF	1,653.70	750,000,000 SF	16,525.22	375,000	8,204.0%	8,204.0%	8,204.0%
LOT 77	OFFICE	76,000,000 SF	1,675.67	760,000,000 SF	16,744.74	380,000	8,315.0%	8,315.0%	8,315.0%
LOT 78	OFFICE	77,000,000 SF	1,697.64	770,000,000 SF	16,964.26	385,000	8,426.0%	8,426.0%	8,426.0%
LOT 79	OFFICE	78,000,000 SF	1,719.61	780,000,000 SF	17,183.78	390,000	8,537.0%	8,537.0%	8,537.0%
LOT 80	OFFICE	79,000,000 SF	1,741.58	790,000,000 SF	17,403.30	395,000	8,648.0%	8,648.0%	8,648.0%
LOT 81	OFFICE	80,000,000 SF	1,763.55	800,000,000 SF	17,622.82	400,000	8,759.0%	8,759.0%	8,759.0%
LOT 82	OFFICE	81,000,000 SF	1,785.52	810,000,000 SF	17,842.34	405,000	8,870.0%	8,870.0%	8,870.0%
LOT 83	OFFICE	82,000,000 SF	1,807.49	820,000,000 SF	18,061.86	410,000	8,981.0%	8,981.0%	8,981.0%
LOT 84	OFFICE	83,000,000 SF	1,829.46	830,000,000 SF	18,281.38	415,000	9,092.0%	9,092.0%	9,092.0%
LOT 85	OFFICE	84,000,000 SF	1,851.43	840,000,000 SF	18,500.90	420,000	9,203.0%	9,203.0%	9,203.0%
LOT 86	OFFICE	85,000,000 SF	1,873.40	850,000,000 SF	18,720.42	425,000			



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This statement with the information it contains, is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above, shall be conducted through this office. The above and enclosed information is not guaranteed.