

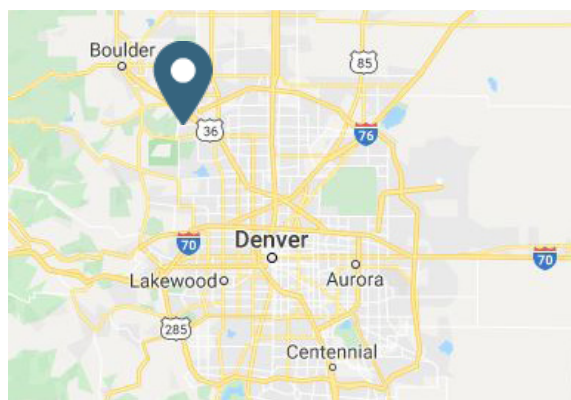
FOR LEASE

570 Zang St
Broomfield, CO 80021



Overview

VACANT 1,908 - 3,923 SF (divisible)
PRICE Please Contact Broker
NNN \$16.26



Description

- Located in the heart of the Flatiron regional retail corridor
- Positioned on the hard corner with excellent visibility
- Divisible for the right tenant(s)

Nearby Retailers



Demographics

	1 MILE	3 MILE	5 MILE
Current Population	7,416	39,585	128,732
Total Households	3,786	16,598	49,805
Average HH Income	\$111,785	\$117,651	\$119,910
Daytime Population	15,866	56,949	137,691

Year: 2019 | Source: Esri

Traffic Counts

W Flatiron Crossing Dr: e/o W Flatiron Crossing Dr	17,731 VPD
Interlocken Loop Rd: s/o Interlocken Blvd	19,037 VPD
US-36: e/o Interlocken Loop Rd	95,684 VPD

Year: 2017, 2018 | Source: DRCOG

Contact

TAMI LORD
303.390.5244 | tami.lord@srsre.com

ANDREW CLEMENS
303.390.5230 | andrew.clemens@srsre.com

SRS REAL ESTATE PARTNERS | 1875 Lawrence Street, Suite 850 | Denver, CO 80202 | 303.572.1800

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM



Offices

Multi-family/Hotel

Flatiron Crossing

NORDSTROM DICK'S SPORTING GOODS AMC THEATRES macys Dillard's

The Container Store Crate&Barrel GAP H&M Apple COACH

Disney Starbucks 2ND & CHARLES POTTERY BARN AMERICAN EAGLE

SEPHORA VICTORIA'S SECRET at&t BANANA REPUBLIC J.CREW Vera Bradley

Redevelopment
1,200 Apartments

Coalton Rd / Flatiron Crossing Dr 17,731 VPD



Offices

Camden Interlockin
Apartments

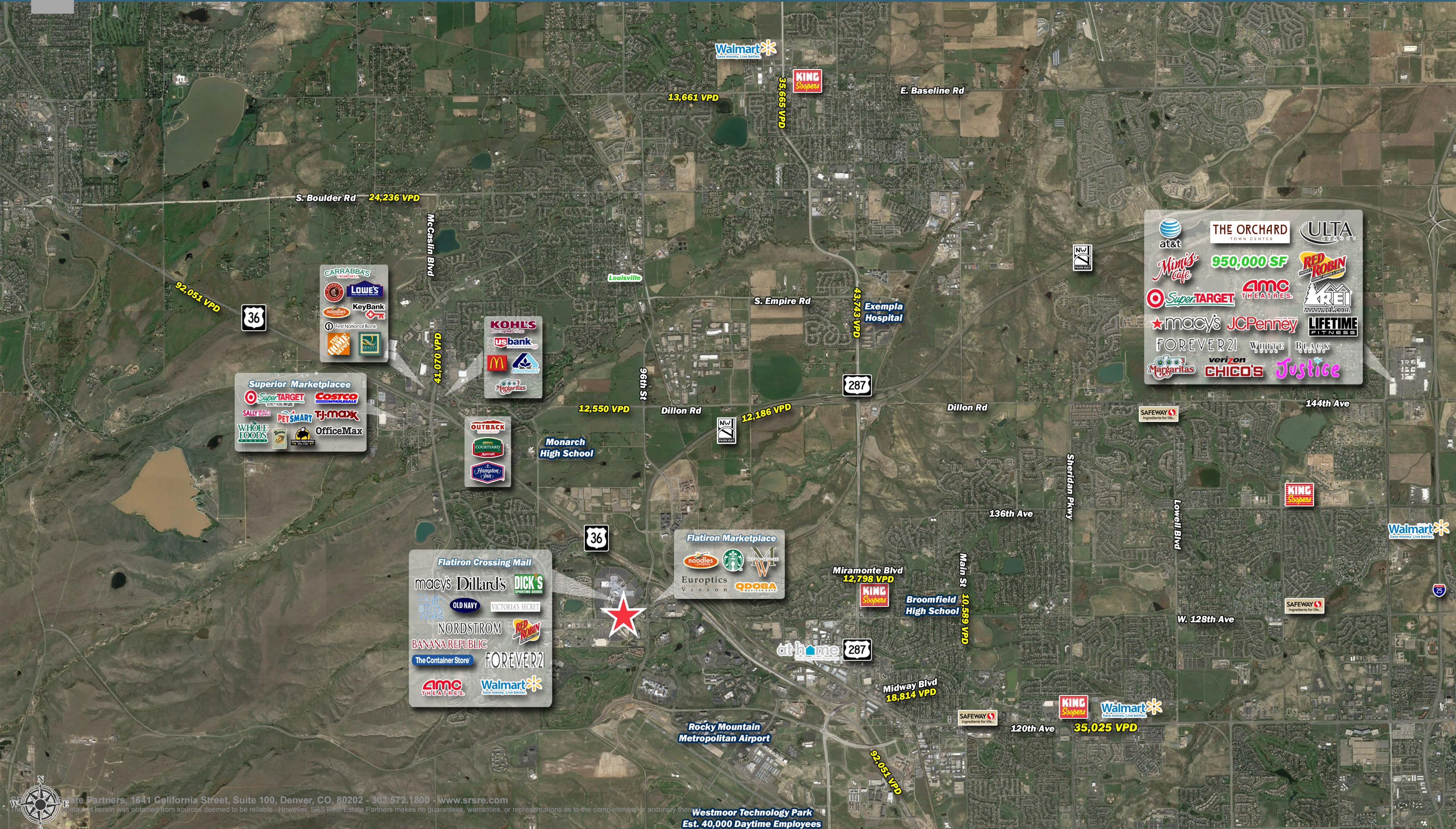
Interlockin
Business Park

Level 3
Communication

OMNI HOTELS & RESORTS
Interlockin golf club

Oracle

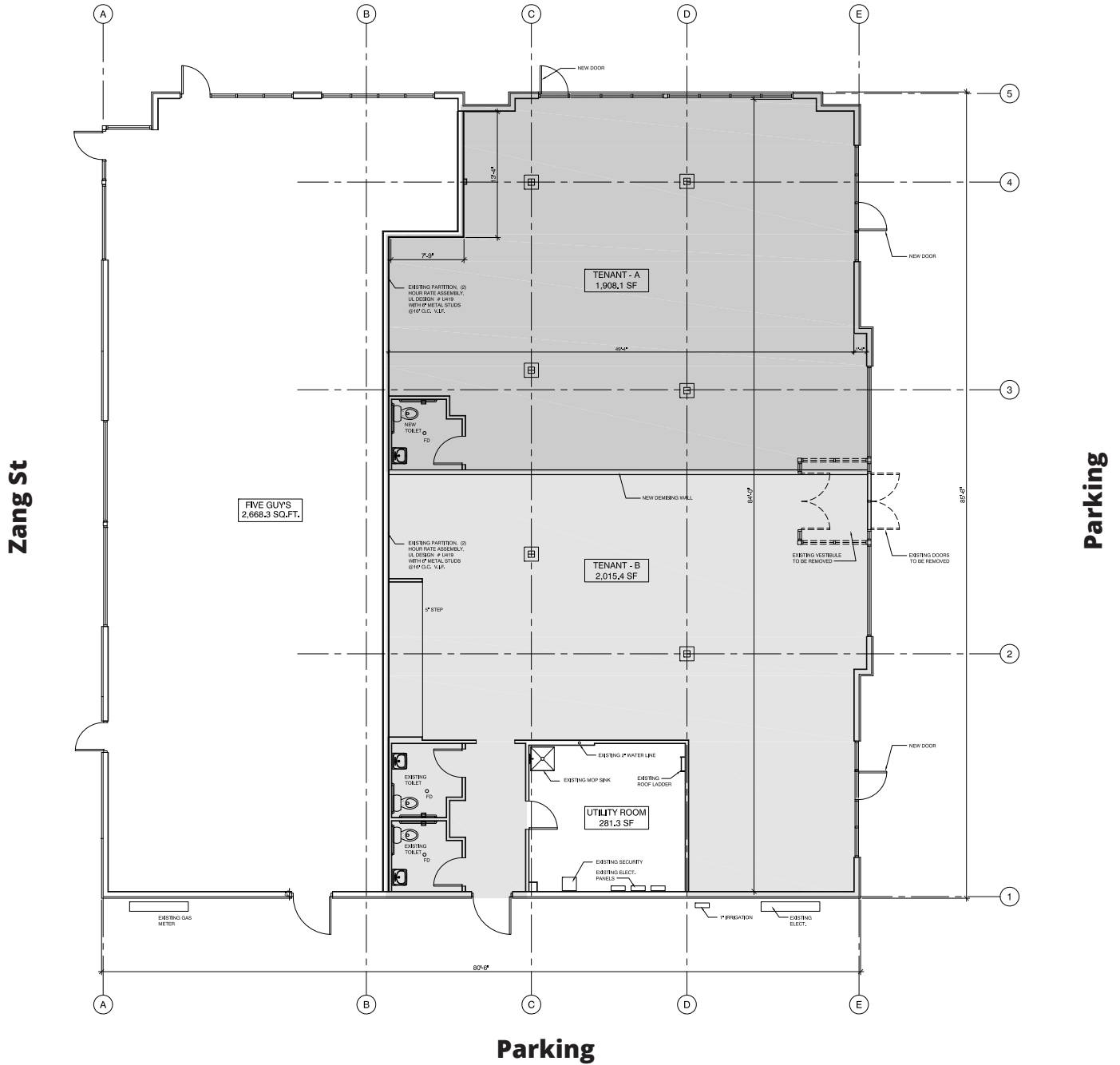
Redstone
College



Real Estate Partners, 1641 California Street, Suite 100, Denver, CO, 80202 - 303.572.1800 - www.srsre.com

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W Flatiron Crossing Dr





Executive Summary

570 Zang St | Broomfield, CO 80021



	1 mile	3 miles	5 miles
Population			
2000 Population	3,335	26,941	99,228
2010 Population	5,619	32,073	107,982
2019 Population	7,416	39,585	128,732
2024 Population	8,856	44,723	140,705
2000-2010 Annual Rate	5.36%	1.76%	0.85%
2010-2019 Annual Rate	3.05%	2.30%	1.92%
2019-2024 Annual Rate	3.61%	2.47%	1.79%
2019 Male Population	51.1%	50.3%	49.6%
2019 Female Population	48.9%	49.7%	50.4%
2019 Median Age	32.5	35.5	38.2
Households			
2000 Households	1,744	10,267	36,265
2010 Households	2,865	12,825	41,612
2019 Total Households	3,786	16,598	49,805
2024 Total Households	4,566	18,974	54,618
2000-2010 Annual Rate	5.09%	2.25%	1.38%
2010-2019 Annual Rate	3.06%	2.83%	1.96%
2019-2024 Annual Rate	3.82%	2.71%	1.86%
2019 Average Household Size	1.95	2.38	2.57
Housing Units			
2019 Total Housing Units	4,052	17,327	51,406
2019 Owner Occupied Housing Units	761	8,221	32,396
2019 Renter Occupied Housing Units	3,025	8,377	17,409
2019 Vacant Housing Units	266	729	1,601
Race and Ethnicity			
2019 White Alone	74.3%	80.8%	83.8%
2019 Black Alone	2.0%	1.7%	1.3%
2019 American Indian/Alaska Native Alone	0.3%	0.6%	0.7%
2019 Asian Alone	17.1%	9.6%	7.0%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Hispanic Origin (Any Race)	8.3%	11.0%	12.9%
Income			
2019 Median Household Income	\$93,045	\$94,311	\$96,899
2019 Average Household Income	\$111,785	\$117,651	\$119,910
2019 Per Capita Income	\$53,514	\$49,353	\$46,540
2019 Population 25+ by Educational Attainment			
Total	5,301	27,731	89,749
High School Graduate	5.0%	9.4%	11.5%
GED/Alternative Credential	0.8%	1.5%	2.2%
Some College, No Degree	14.2%	15.9%	16.9%
Associate Degree	4.2%	6.3%	7.1%
Bachelor's Degree	45.6%	38.7%	35.4%
Graduate/Professional Degree	28.0%	25.4%	23.4%
Daytime Population			
2019 Total Daytime Population	15,866	56,949	137,691
Workers	13,248	41,064	82,229
Residents	2,618	15,885	55,462