

FOR LEASE

570 Zang St
Broomfield, CO 80021

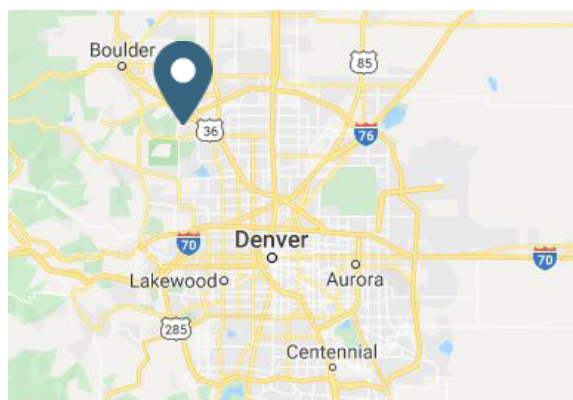


Overview

VACANT 1,908 - 3,923 SF (divisible)

PRICE Please Contact Broker

NNN \$17.16



Contact

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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

AMC
THEATRES

DICK'S
SPORTING GOODS

DSW

Dillard's

Walmart

NORDSTROM

★ macy's

Demographics

	1 MILE	3 MILE	5 MILE
Current Population	7,555	41,216	130,312
Total Households	3,962	17,646	50,885
Average HH Income	\$118,687	\$126,275	\$130,533
Daytime Population	9,905	52,120	140,773

Year: 2021 | Source: Esri

Traffic Counts

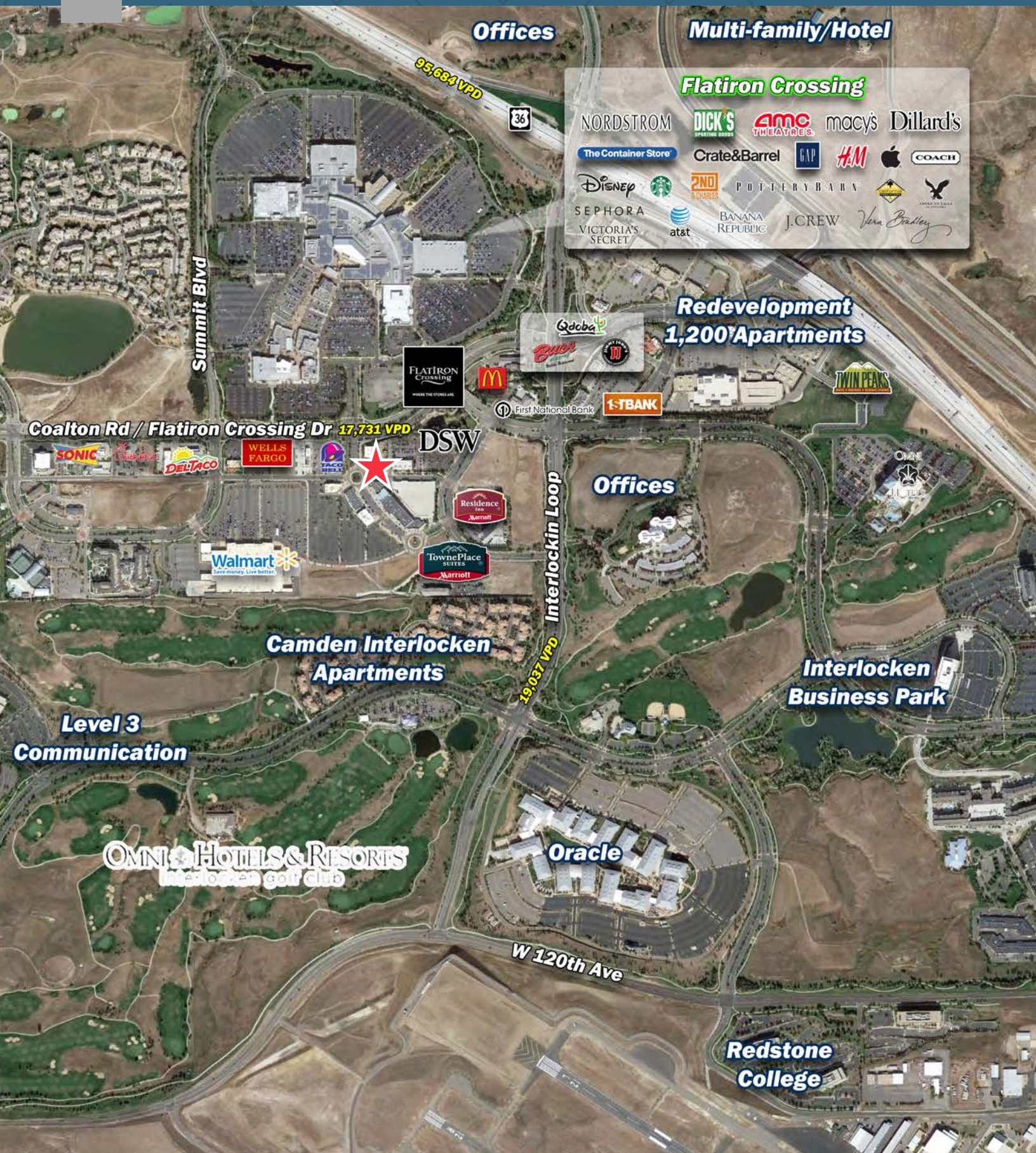
W Flatiron Crossing Dr: e/o W Flatiron Crossing Dr	17,731 VPD
Interlocken Loop Rd: s/o Interlocken Blvd	19,037 VPD
US-36: e/o Interlocken Loop Rd	95,684 VPD

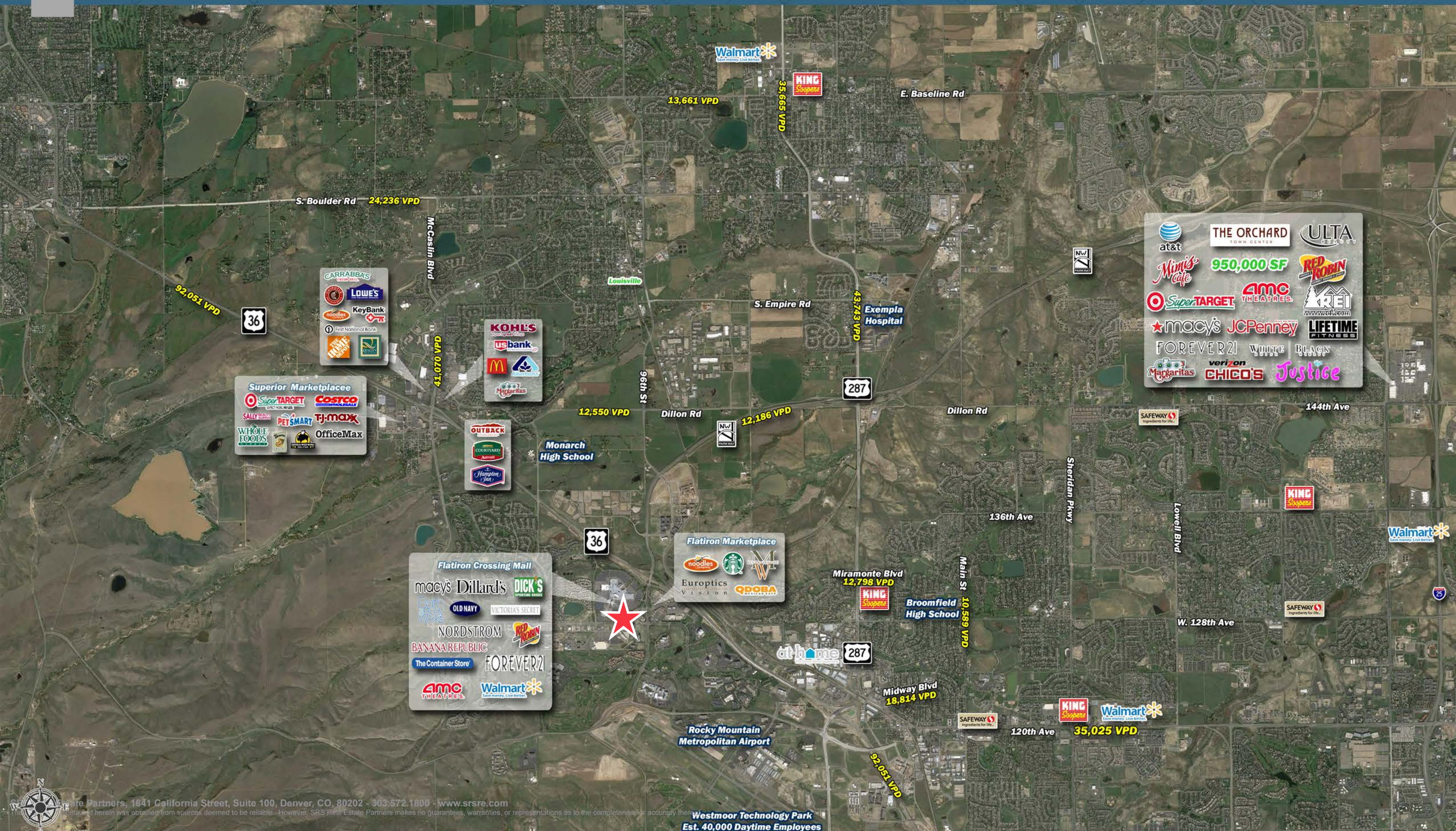
Year: 2017, 2018 | Source: DRCOG

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

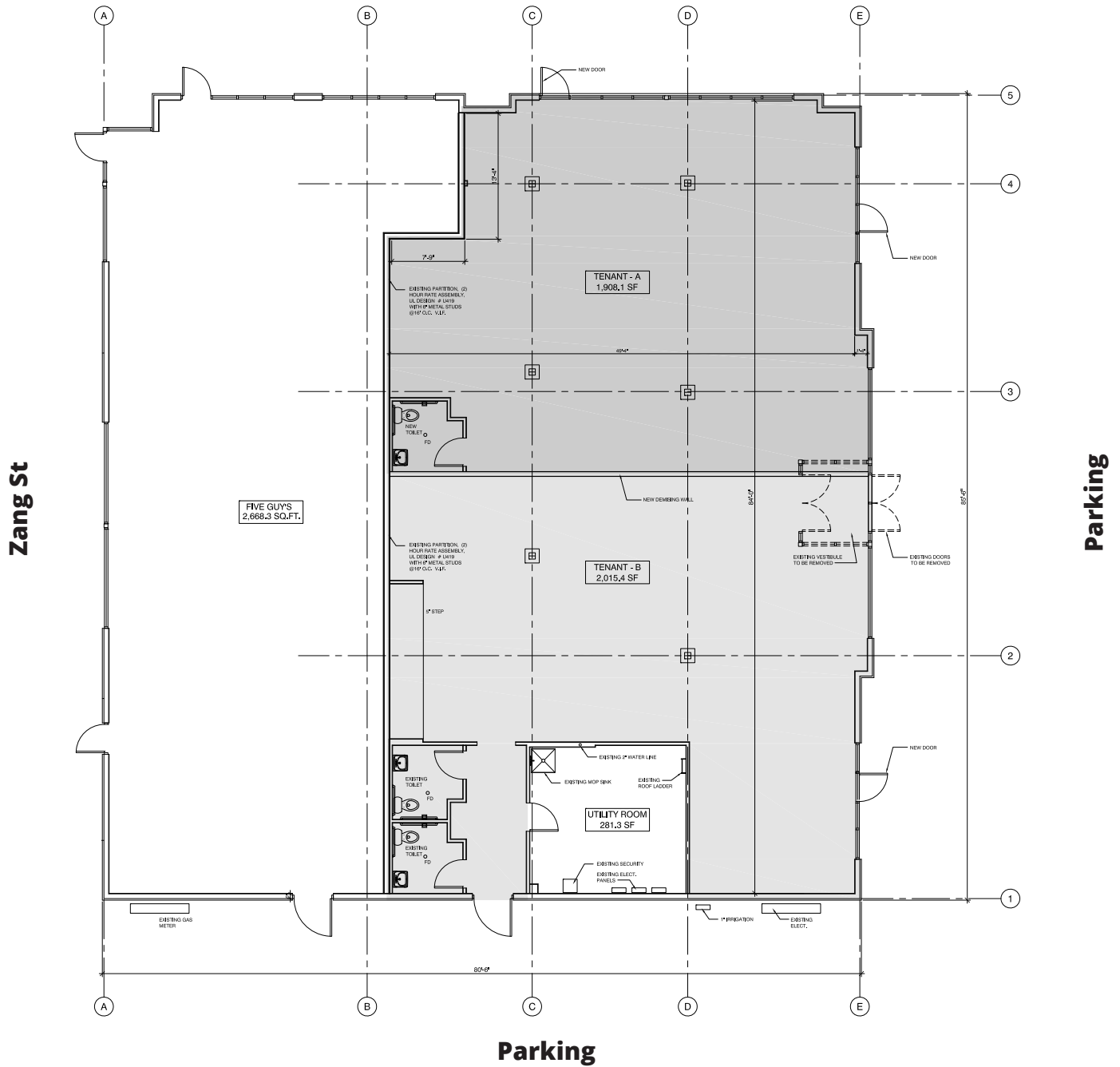
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W Flatiron Crossing Dr





Executive Summary

570 Zang St | Broomfield, CO 80021



	1 mile	3 miles	5 miles
Population			
2000 Population	3,074	26,880	99,553
2010 Population	5,318	32,016	108,512
2021 Population	7,555	41,216	130,312
2026 Population	8,613	45,273	140,686
2000-2010 Annual Rate	5.63%	1.76%	0.87%
2010-2021 Annual Rate	3.17%	2.27%	1.64%
2021-2026 Annual Rate	2.66%	1.90%	1.54%
2021 Male Population	51.2%	50.4%	49.7%
2021 Female Population	48.8%	49.6%	50.3%
2021 Median Age	32.8	35.5	38.4
Households			
2000 Households	1,665	10,256	36,375
2010 Households	2,767	12,815	41,789
2021 Total Households	3,962	17,646	50,885
2026 Total Households	4,536	19,689	55,259
2000-2010 Annual Rate	5.21%	2.25%	1.40%
2010-2021 Annual Rate	3.24%	2.88%	1.77%
2021-2026 Annual Rate	2.74%	2.22%	1.66%
2021 Average Household Size	1.90	2.33	2.55
Housing Units			
2021 Total Housing Units	4,361	18,682	53,035
2021 Owner Occupied Housing Units	690	8,366	32,247
2021 Renter Occupied Housing Units	3,272	9,280	18,638
2021 Vacant Housing Units	399	1,036	2,150
Race and Ethnicity			
2021 White Alone	74.6%	81.3%	84.0%
2021 Black Alone	1.8%	1.6%	1.3%
2021 American Indian/Alaska Native Alone	0.3%	0.5%	0.6%
2021 Asian Alone	17.3%	9.7%	7.1%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Hispanic Origin (Any Race)	7.7%	9.9%	12.1%
Income			
2021 Median Household Income	\$94,475	\$98,473	\$101,886
2021 Average Household Income	\$118,687	\$126,275	\$130,533
2021 Per Capita Income	\$58,856	\$53,992	\$51,177
2021 Population 25+ by Educational Attainment			
Total	5,478	29,336	91,743
High School Graduate	5.3%	9.3%	11.6%
GED/Alternative Credential	0.6%	1.2%	2.0%
Some College, No Degree	14.3%	14.4%	15.9%
Associate Degree	5.4%	7.1%	7.6%
Bachelor's Degree	47.5%	39.4%	36.1%
Graduate/Professional Degree	25.8%	26.6%	24.0%
Daytime Population			
2021 Total Daytime Population	9,905	52,120	140,773
Workers	7,233	35,519	84,484
Residents	2,672	16,601	56,289