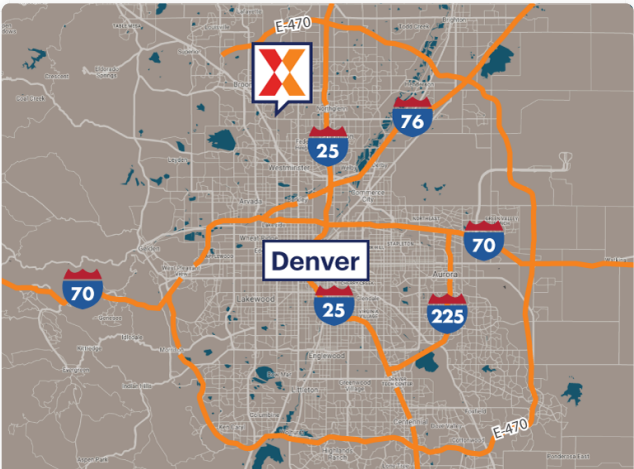


# Broomfield Town Centre

 Broomfield  Denver-Aurora-Centennial, CO  175,368 Sq Ft

12161 Sheridan Blvd | Broomfield, CO 80020

39.9161, -105.0558



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 14,764    | 92,904    | 250,004   |
| Daytime Pop. | 14,272    | 119,427   | 270,215   |
| Households   | 5,519     | 36,603    | 98,130    |
| Income       | \$150,343 | \$160,698 | \$139,952 |

Source: Synergos Technologies, Inc. 2024

Highly trafficked center anchored by Colorado-favorite King Soopers, Petco, and shadow anchored by The Home Depot, this community center has a strong national retailer presence, including Papa Murphy’s Pizza, Pearle Vision, Orangetheory Fitness, Wingstop and McDonald’s, among others drawing an estimated 4.3M annual visits (Placer.ai 2025)

Serves an affluent and educated trade area with average household incomes of \$160K and percent college-educated persons of 54% within a 3-mile radius

Broomfield Town Centre has excellent visibility from over 33K vehicles/day on West 120th Avenue and an additional 25K vehicles/day on Sheridan Boulevard (Kalibrate, 2022)

Located less than 2 miles E of U.S. 36, providing regional access to both Boulder and Denver



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## Available Spaces

|      |             |      |       |         |
|------|-------------|------|-------|---------|
| AOH1 | 7,542 Sq Ft | 360° | OPO 1 | 0 Sq Ft |
| AOM  | 1,435 Sq Ft | 360° |       |         |

## Current Tenants

Space size listed in square feet

|          |                                     |        |
|----------|-------------------------------------|--------|
| AOA      | Intermountain Healthcare            | 7,000  |
| AOC      | King Soopers                        | 90,479 |
| AOH      | Petco                               | 15,423 |
| AON      | Rush Bowls                          | 950    |
| AOP      | Loco Potato                         | 1,200  |
| AOR      | Ripple Effect Martial Arts          | 3,921  |
| AOS      | Sunshine Nails & Spa                | 1,307  |
| AOT      | United Chinese Restaurant           | 2,500  |
| COA      | Pearle Vision                       | 2,720  |
| COC      | Orangetheory Fitness                | 3,110  |
| COD      | Beverage Werks                      | 1,250  |
| COF      | Palm Beach Tan                      | 2,366  |
| DOA      | Sharp Smiles Orthodontics           | 2,780  |
| DOC      | Hollan Dazed Brunch                 | 2,634  |
| DOD      | Lacrosse Unlimited                  | 1,503  |
| DOE / DO | Animal Oasis of the Rockies         | 2,998  |
| HOA      | Cosmo's Pizza                       | 2,450  |
| HOC      | Wingstop                            | 1,600  |
| HOE      | Paris Banh Mi Cafe Bakery           | 3,000  |
| ROB      | Taco Bell                           | 3,000  |
| ROC      | Circle K Stores                     | 3,600  |
| ROD      | McDonald's                          | 5,000  |
| ROG      | First National Bank of Omaha (FNBO) | 5,600  |
| NAP01    | The Home Depot                      | 0      |
| NAP02    | NAP                                 | 0      |
| NAP03    | NAP                                 | 0      |
| NAP04    | NAP                                 | 0      |
| NAP05    | King Super Fuel                     | 0      |
| NAP06    | NAP                                 | 0      |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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