

Retail Pad Sale and Retail Space Leasing MainStreet at FlatIron

Mixed-use 24 hr. community in Broomfield, CO at FlatIron Crossing Mall

Interactive description of opportunities

Pad# (See below)	Pad Size (sf)	Pad Sale (Y/N)	Space Leasing (Y/N)	Building Size (sf)
1	53,797	Y	N	n/a
3	48,351	Y	N	n/a
6	47,395	Y	Y	n/a
10	n/a	N	Y	73,000

Click on the Pad Size to go to detailed information for each lot.

Click on the Building Size to go to detailed leasing information for each building.



Demographics

Radius	2015 Population	Household Income*
1-mile	5,282	\$113,218
3-mile	36,695	\$101,482
5-mile	121,986	\$99,301

*2010 Broomfield EDC



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Traffic counts

US 36	77,000	CDOT '11
NW Pkwy/96 th	26,096	Broom. '12
Coalton Rd	15,045	Broom. '12
Summit Blvd	7,235	Broom. '12
E. Flatiron Cir	22,866	Broom. '12
Interlocken Loop	26,255	Broom. '12

Find out more about
[FlatIron Crossing Mall](#)

Find out more about our newest
restaurant – [Freddy's](#)

Click on a numbered pad below for more information

US 36
Northwest Prkwy/96th
FlatIron Crossing Mall
Nordstrom
Macy's
Dillard's
Forever 21
H&M
AMC Theatres
Coalton Road

Summit Office Park
Super Walmart
Renaissance Hotel
Towne Place Suites

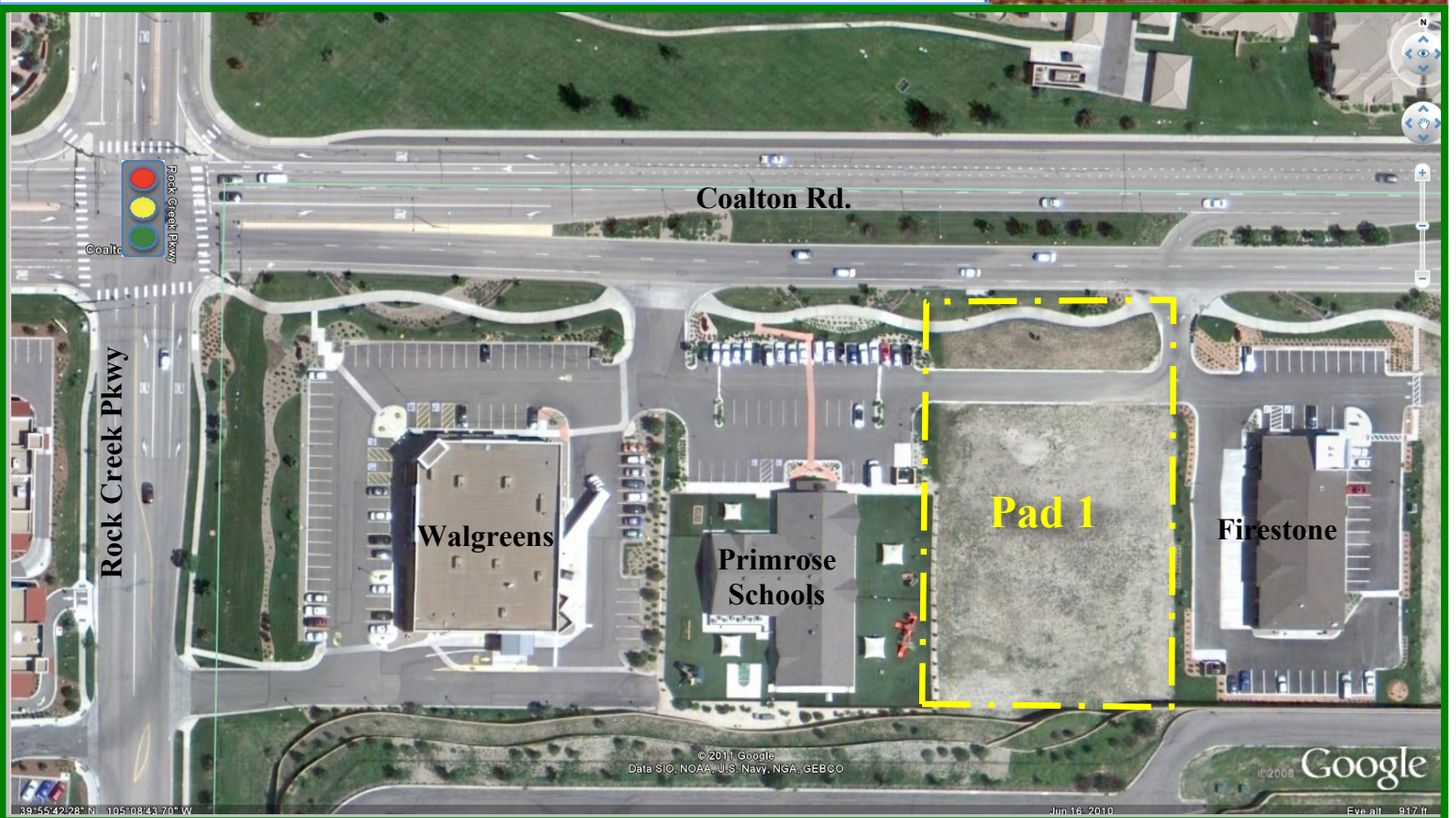
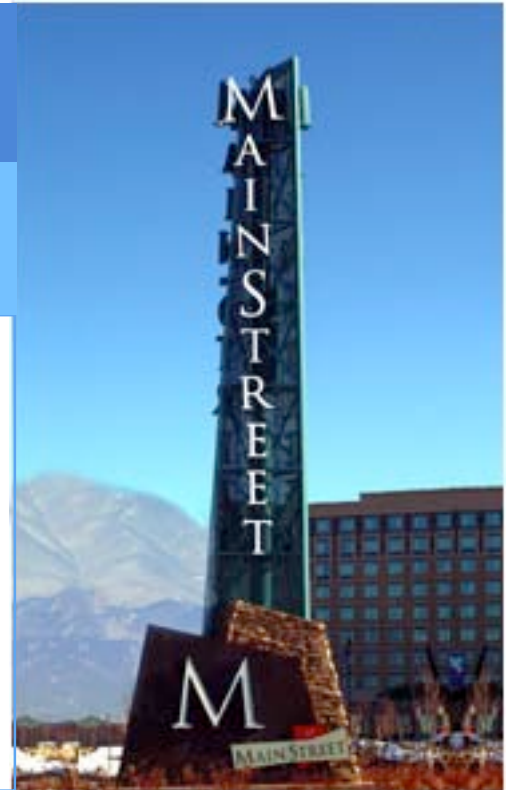
Sunrise Senior Living
Lakeshore Athletic Club
AMLI Apartments (500)

Retail Pad #1 – For Sale in MainStreet at FlatIron

Broomfield, Colorado – at FlatIron Crossing Mall

Pad# <i>See below</i>	Pad Size <i>(sf)</i>	Access	Pricing <i>(/sf)</i>	Street Address
1	53,797	Right in Right out Left in Left out (indirect)	\$11.00	1700 Coalton Rd. Broomfield, CO 80021

No on-site storm detention requirements.
All utilities installed in proximity to pad.
No repayment of off-site infrastructure costs.



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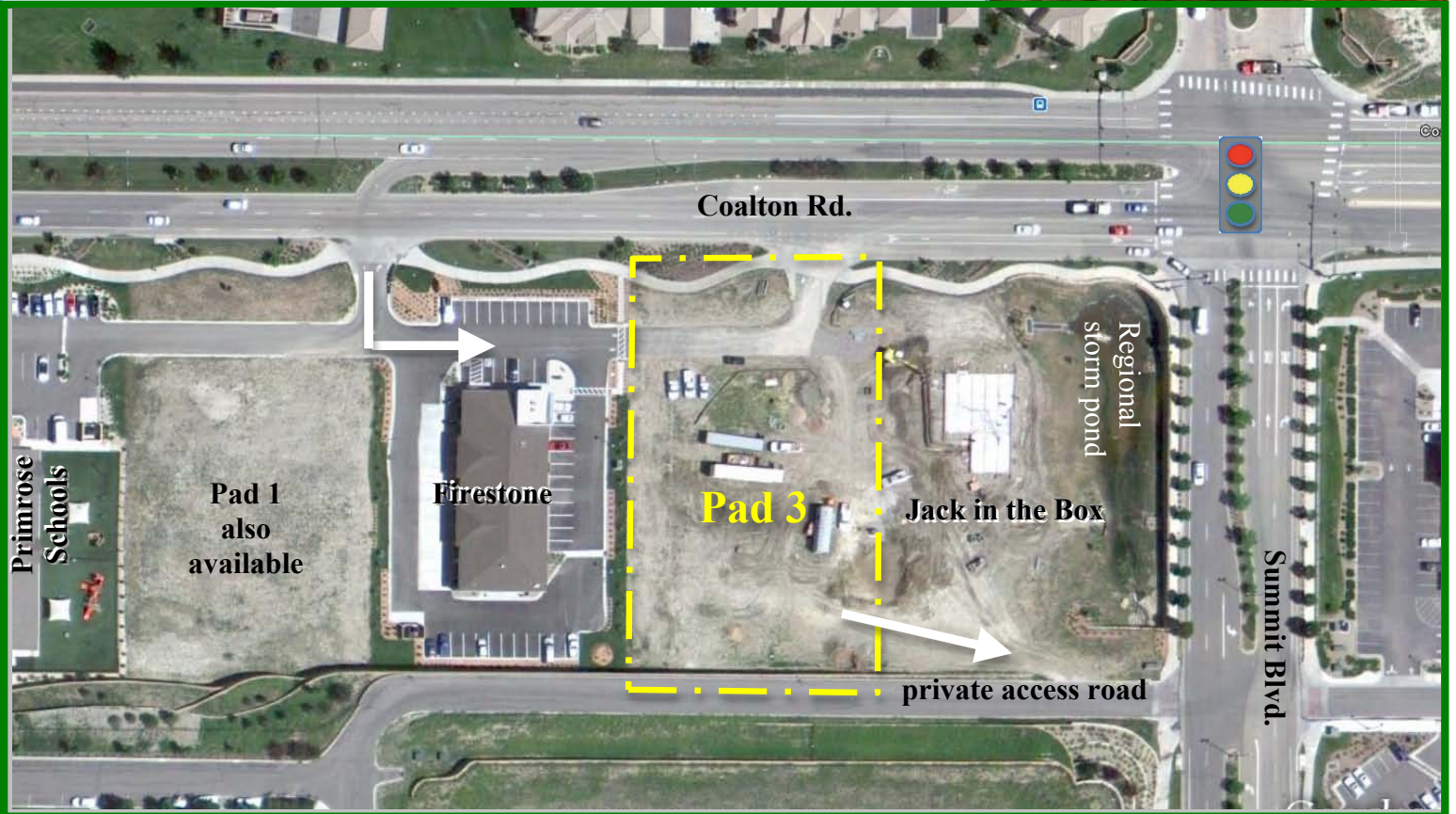
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Retail Pad #3 – For Sale in MainStreet at FlatIron

Broomfield, Colorado – at FlatIron Crossing Mall

Pad# <i>See below</i>	Pad Size <i>(sf)</i>	Access	Pricing <i>(/sf)</i>	Street Address
3	48,351	Right in Right out Left in – (indirect) Left out - (rear)	\$11.50	1910 Coalton Rd. Broomfield, CO 80021

No on-site storm detention requirements.
All utilities installed in proximity to pad.
No repayment of off-site infrastructure costs.



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Retail Pad #6 – For Sale in MainStreet at FlatIron

Broomfield, Colorado – at FlatIron Crossing Mall

Pad# <i>See below</i>	Pad Size <i>(sf)</i>	Access	Pricing <i>(/sf)</i>	Street Address
6	47,395	Right in – (W. FlatIron) Right out - (W. FlatIron) Left in – (rear) Left out - (rear)	\$10.00	597 Zang St. Broomfield, CO 80021

No on-site storm detention requirements.
All utilities installed in proximity to pad.
No repayment of off-site infrastructure costs.



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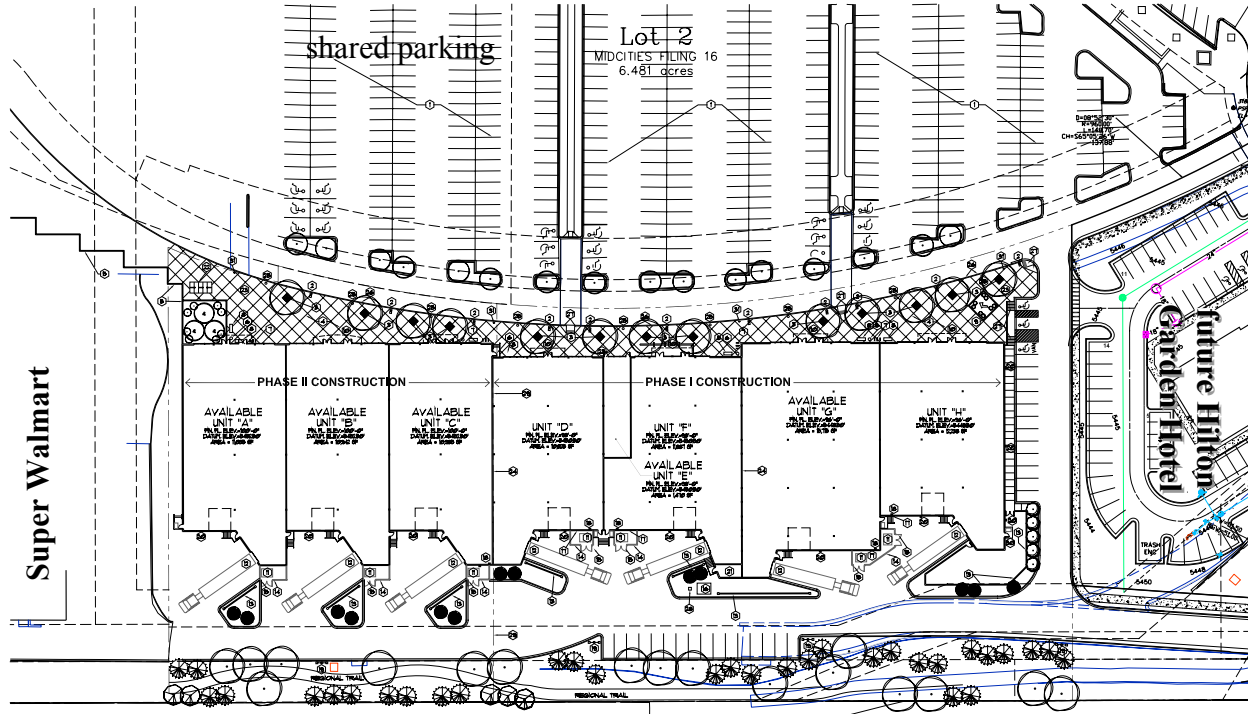
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Retail Space for Lease - Pad #10 in MainStreet at FlatIron

Broomfield, Colorado – at FlatIron Crossing Mall



Click to see prior pages for overall [MainStreet at FlatIron site plan](#) including demos and traffic.



Proposed Retail Building

Lot Size: 7+ acres (incl. prkg.)

Building Size: 72,000 sf +/-

Address: 455 Zang Street
Broomfield, CO 80021

Building specs:

Bay depth – from 125' to 200'

Clear height to joists – avg. 22'

Tenant demising is flexible.

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