

Shops at
Main Street at FlatIron
 Broomfield, Colorado

SHOPS FOR LEASE



FLATIRON CROSSING MALL
 NORDSTROM
 MACY'S
 DILLARD'S
 FOREVER 21
 H&M
 AMC THEATRES

SITE

LOCATED just south of US 36 in picturesque Broomfield, Colorado, Shops at Main Street at FlatIron is just 10 minutes from downtown Denver.

SITUATED across from FlatIron Crossing mall, Shops at Main Street at FlatIron is part of Broomfield's contemporary retail area, offering pedestrian shopping and dining at its collection of specialty shops, department and big-box stores and restaurants.

AREA RETAILERS include: AMC Theatre, Benihana, CB Potts, Dillards, Macy's, Nordstrom, Qdoba, Super Walmart, and Wells Fargo.

TRAFFIC COUNTS

US 36:	79,500	Summit Blvd:	7,235
NW Pkwy/(96th):	26,096	E. Flatiron Cir.:	22,866
Coalton Rd:	15,213	Interlocken Loop:	26,255

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,282	36,695	121,986
Avg. H.H. Income	\$113,218	\$101,482	\$99,301

PROPERTY DETAILS

Address:	597 Zang St., Broomfield, CO
Pad Size:	87,685 SF
Building Size:	19,600 SF
Access (Rear):	Right In, Right Out, Left In, Left Out
Bay Depth:	Nominal 90'
Height to Joists:	Varies, Average 17'

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ELEVATIONS

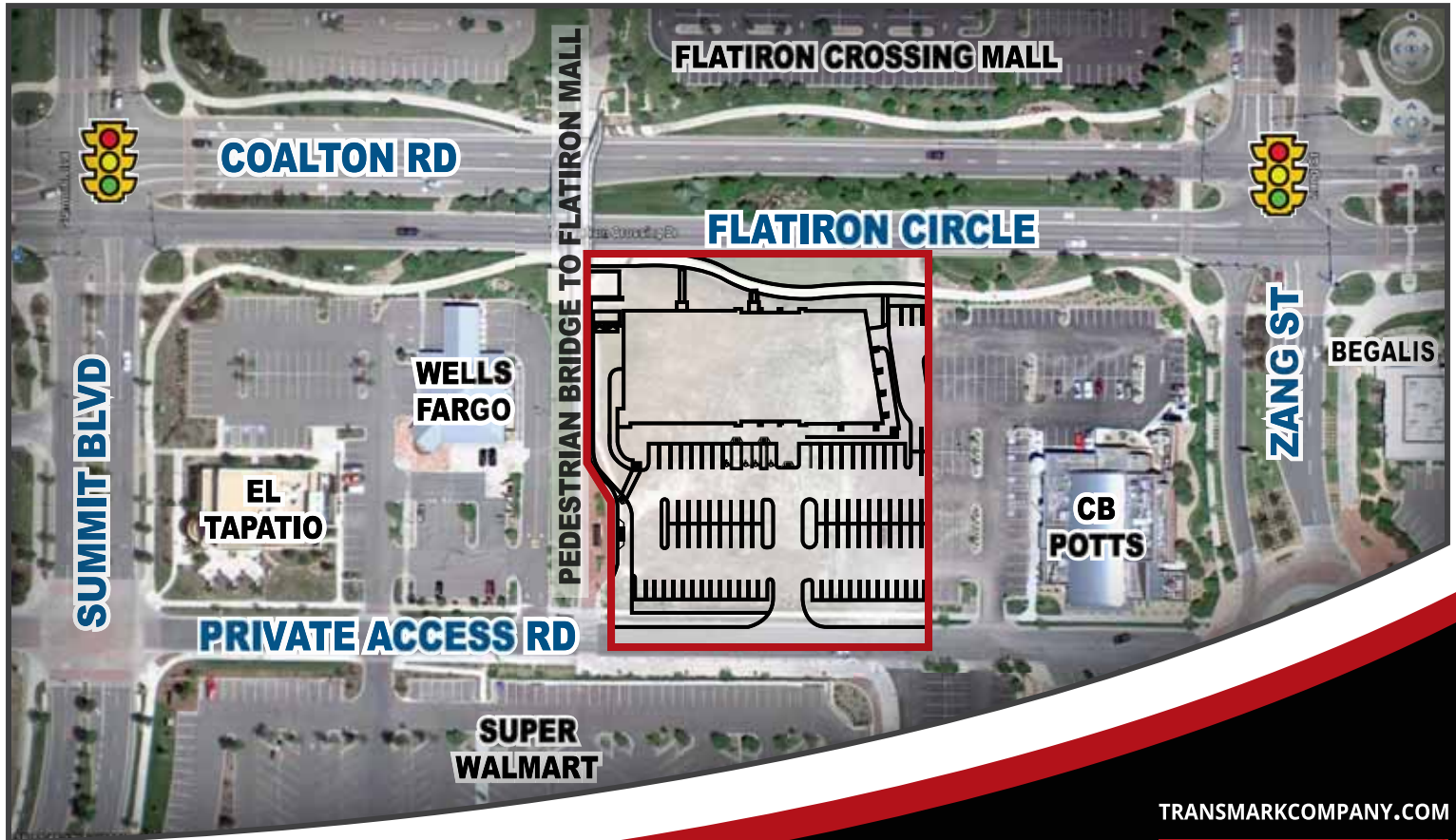


SOUTH ELEVATION



NORTH ELEVATION

AERIAL (CLOSE UP)



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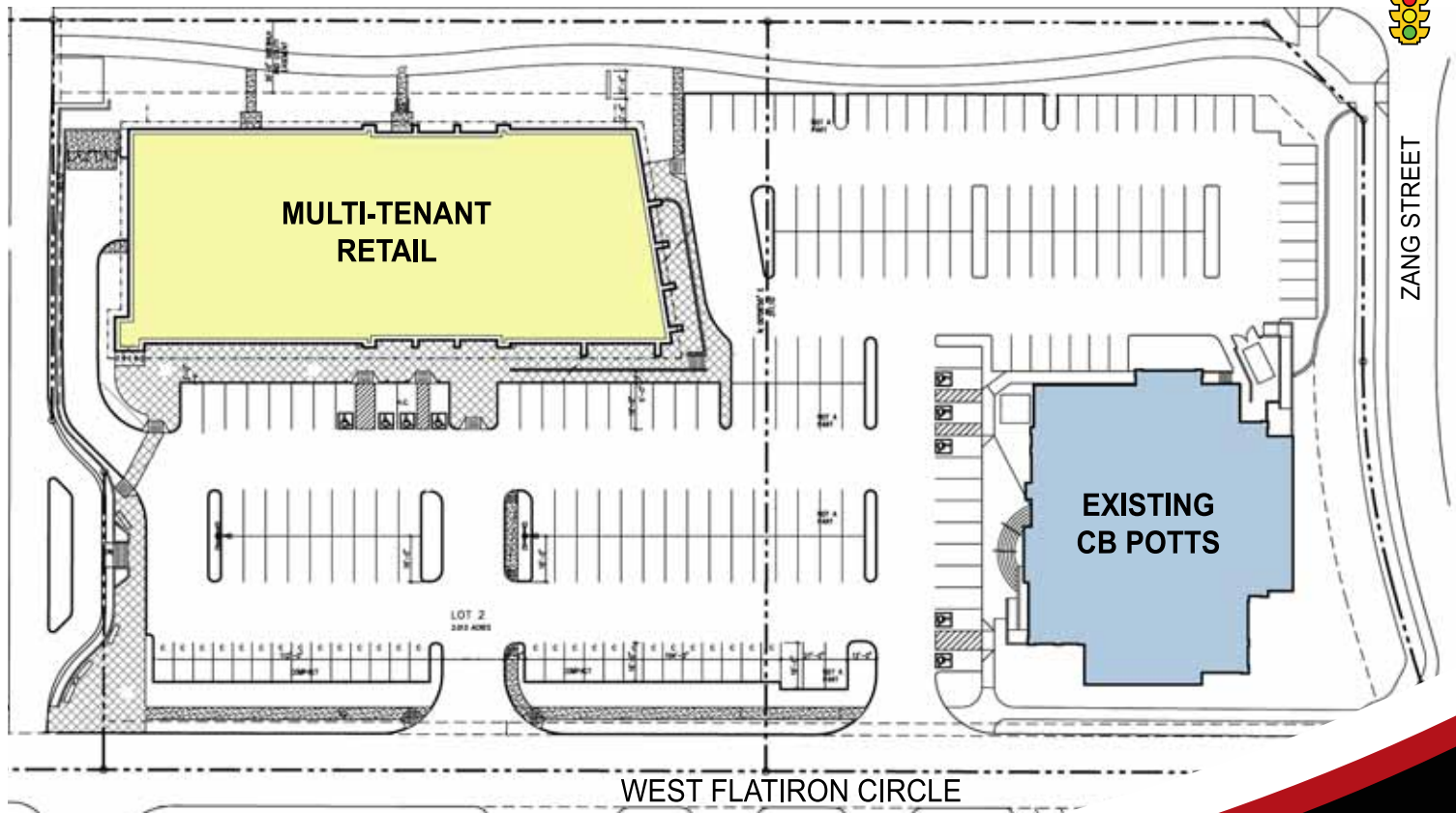
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LOCATION



SITE PLAN

FLATIRON CIRCLE



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same as submitted subject to errors, omissions, changes of price, rental, or other conditions, withdrawals without notice, and to any special listings conditions imposed by our principals.

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