

TRADE AREA DEMOGRAPHICS

	3 Mile	5 Mile	7 Mile	On Hwy 7 west of Interstate 25	23,280 Cars/day
Population	29,867	115,735	257,645	On Hwy 7 east of Sheridan Pkwy	22,983 Cars/day
Average HH Income	\$205,507	\$185,384	\$164,695	Source: CDOT 2025	
Businesses	894	3,497	9,638		
Employees	5,392	18,805	64,252		

Source: Applied Geographic Solutions, 2025 Estimates

TRAFFIC COUNTS

NEW COMMERCIAL SITES AVAILABLE VISTA HIGHLANDS

HIGHWAY 7 (BASELINE ROAD) & COUNTY ROAD 7- BROOMFIELD, CO



FOR MORE INFORMATION, PLEASE CONTACT

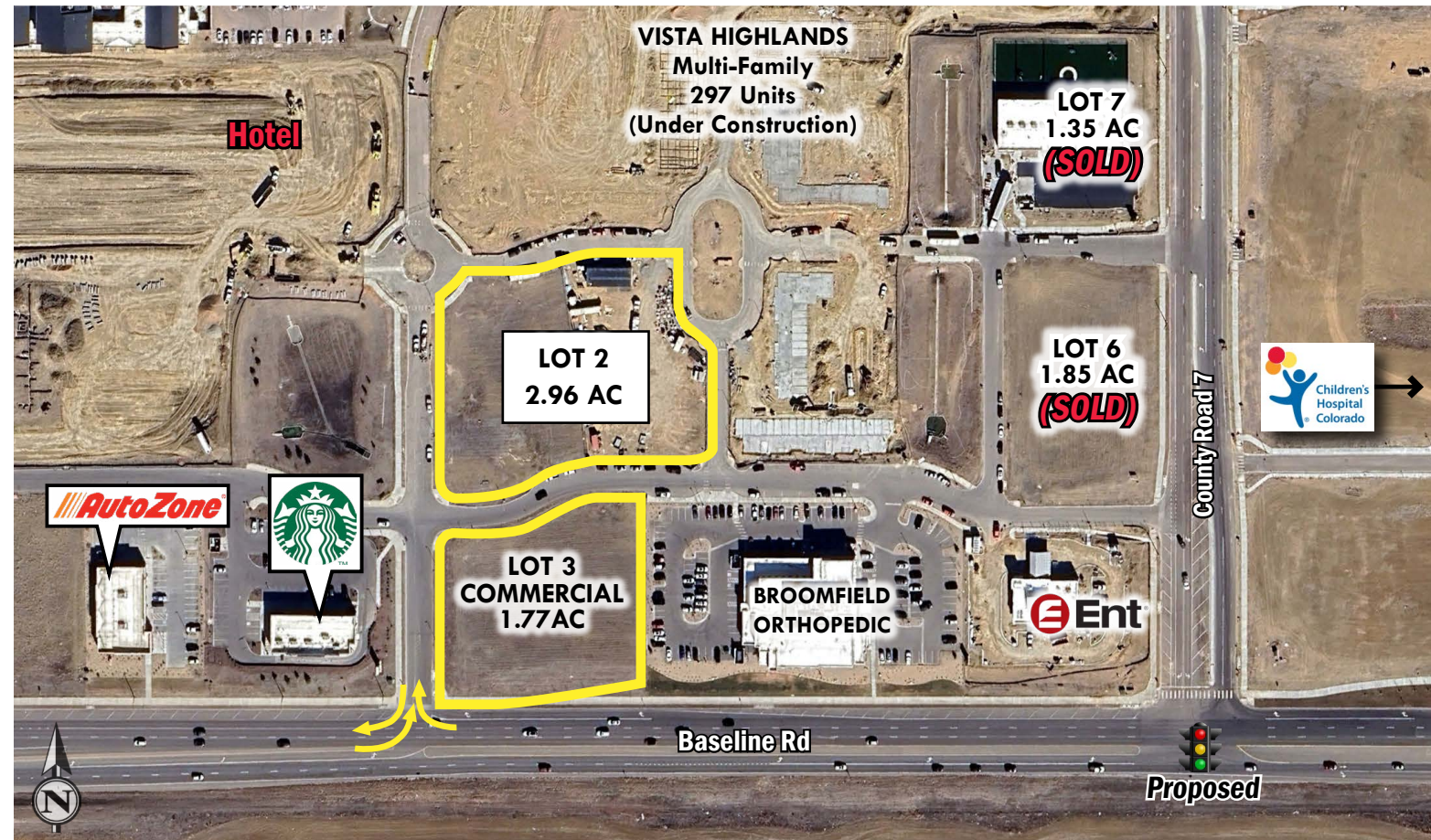


ALLEN LAMPERT

303.577.9960 Direct

allen.lampert@dhlb.com

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BROKER DISCLOSURE



• High Profile Commercial Pad Sites - Back on the Market!

• Lot 2: 2.96 Acres

• Lot 3: 1.77 Acres

• Join: Ent Credit Union, Broomfield Orthopedic and Nexcore Memory Care.

• Highway 7: key arterial corridor connecting I-25 to Broomfield, Erie, Boulder and Brighton.

• Over 10,000 new dwelling units approved and under construction within 3 miles.

• Close proximity to high profile new development, including: Ikea, University of Colorado Medical Campus, J.P. Morgan Chase Operations Center and Baseline.

• Children's Hospital North Campus breaking ground on new 200,000 SF Health Care Complex.

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