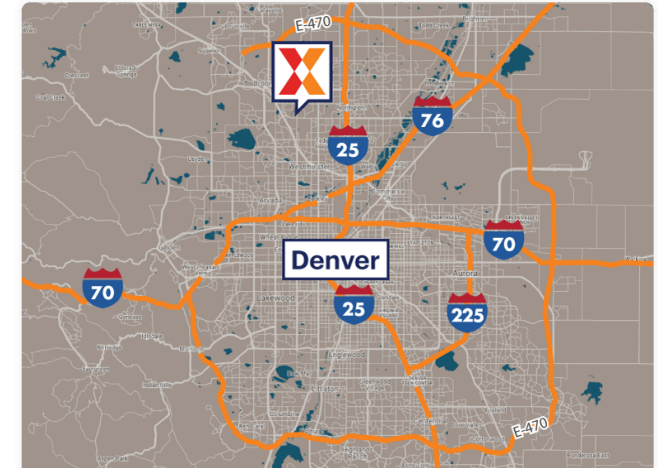


# Broomfield Town Centre

12161 Sheridan Blvd | Broomfield, CO 80020

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

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	DOA	2,780 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	Deli Zone	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
DOC	Zo Sushi and Thai	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	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. 1786

