



FOR SALE – Commercial Land

1700 Coalton Rd, Broomfield, CO 80021

Sqft	53,791 SF (1.23 acres)
\$/SF	\$21.00/SF
Zoning	PUD
Potential Use	Retail / Service / Medical / Office-Flex
Location	Infill location on Coalton / Flatiron corridor
Approved SDP	±11,156 SF (2-Story) Retail/office

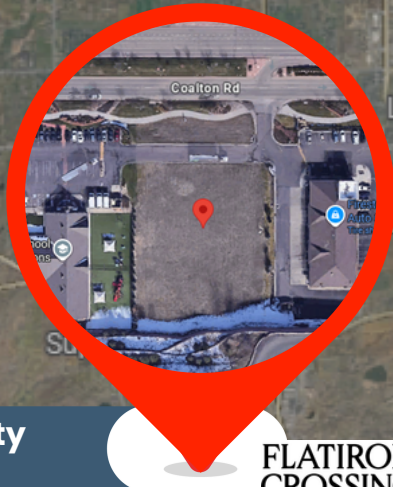
Property Features	
•	Adjacent to Flatiron Crossing, a dominant regional retail destination driving significant traffic
•	Located along the US-36 corridor between Denver and Boulder
•	1.23-acre infill development opportunity in a supply-constrained, high-demand submarket
•	Affluent trade area with strong household incomes and established consumer base
•	Existing planning and engineering DD
•	Excellent access and visibility with proximity to major retail, employment & residential density

\$1,125,000

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 COMMERCIAL REAL ESTATE ADVISORS

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Subject Property
1700 Coalton Rd

**FLATIRON
CROSSING**



Rocky Flats
National
Wildlife
Refuge



**I-25 & I-70
intersection**

White
Ranch Park

North Table
Mountain Park
West Trailhead

RALSTON VALLEY

APPLEWOOD

Denver

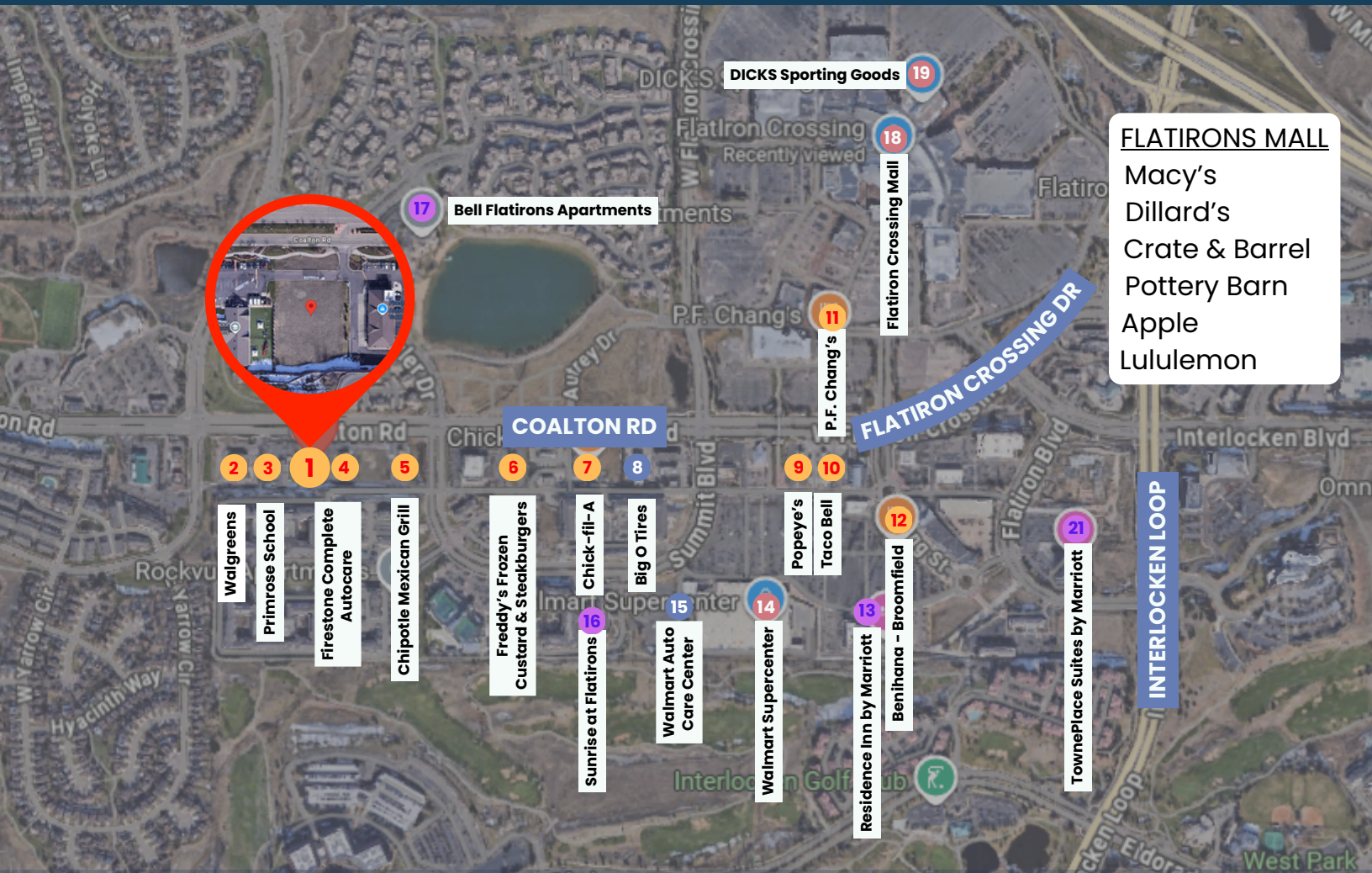


Boulder City	25 min
I-25 & I-70	20 min
I-287	9 min

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FLATIRONS MALL

Macy's
Dillard's
Crate & Barrel
Pottery Barn
Apple
Lululemon

Surrounding Trade Area Map

1 - SUBJECT PROPERTY: 1700 Coalton Rd

- 2 - Walgreens
- 3 - Primrose School
- 4 - Firestone Complete Auto Care
- 5 - Chipotle Mexican Grill
- 6 - Freddy's Frozen Custard & Steakburgers
- 7 - Chick-fil-A
- 8 - Big O Tires
- 9 - Popeyes
- 10 - Taco Bell

- 11 - P.F. Chang's
- 12 - Benihana - Broomfield
- 13 - Residence Inn by Marriott Boulder
- 14 - Walmart Supercenter
- 15 - Walmart Auto Care Center
- 16 - Sunrise at Flatirons
- 17 - Bell Flatirons Apartments
- 18 - Flatiron Crossing Mall
- 19 - DICKS Sporting Goods
- 20 - Flatiron Marketplace
- 21 - TownePlace Suites by Marriott