



DESTINATION DENVER COLORADO · RELOCATION GUIDE

Moving to Broomfield, Colorado

The honest version: the trade-offs, the costs that surprise people, where buyers actually land, and how to plan a move from another state.

THE SHORT ANSWER

Broomfield is its own city and county, sitting between Denver and Boulder along US 36 and I-25, with about 79,000 people (2025 estimate). It suits buyers who want newer, master-planned neighborhoods with pools and trails built in, a short drive to Interlocken's tech jobs, quick access to both Denver and Boulder, and a lot of open space. It suits people less well if they want an old-growth neighborhood with no HOA, a walkable downtown (Broomfield still doesn't have one), or a light rail commute.

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Is Broomfield the right fit for you?

I'll be upfront: Broomfield wasn't on my radar for years. I grew up in Lakewood and spent my time on the west side of the metro. But making Destination Denver Colorado videos has meant spending real time in parts of the Front Range I didn't know well, and Broomfield is one of two places (Parker is the other) that has climbed my personal rankings every time I visit. On a sunny Saturday there are kids on ball fields, people on bikes, families on the trails. It has a warm, lived-in feel that not every newer suburb manages.

Here's the shape of it. Broomfield sits northwest of Denver, roughly halfway to Boulder, and it's both a city and a county: it consolidated in 2001 after annexing land from four different counties. That matters more than it sounds, because it means Broomfield runs its own police, fire, roads, parks and permits, and it also means the city is stitched across six school districts. More on that below.

Most of what people picture when they think of Broomfield was built from the 1990s on: master-planned communities like Anthem, the Broadlands and, most recently, Baseline, each with its own rec center, pools and trail network. The older core near 120th and Main is 1960s and 1970s ranches and split-levels, closer to what you'd find in Arvada or Westminster.

It suits people who want newer construction with amenities designed in, who work along the US 36 or I-25 corridors or in Boulder, and who want trails and open space without driving to them. It suits people less well if they want to avoid an HOA, want an established neighborhood with mature trees and a yard, or want a town center they can walk to tonight.

Why people choose Broomfield

- The geographic sweet spot: Denver, Boulder and the airport are all reachable without living in any of them
- Interlocken, the tech and corporate campus along US 36, is a short drive from most of the city
- Master-planned communities with rec centers, pools and trails included
- About a quarter of the city's land is parks and open space, with hundreds of miles of trails
- One government for everything: police, fire, roads, parks, permits

What gives people pause

- Almost every newer neighborhood has an HOA, and many have metro district taxes on top of property tax
- No downtown. The Town Square redevelopment at 120th and Main has been under a development agreement since 2019. As of late October 2026, the developer has sued the city and a revocation hearing is scheduled for Dec. 8. Don't buy on the promise of it.
- No light rail. The commute is a bus or your car. As of fall 2026, RTD's B Line commuter rail ends at Westminster; there is no rail service in Broomfield.

- Rocky Mountain Metropolitan Airport, owned by Jefferson County, sits just off the city's southwest edge. Flight-training traffic over nearby neighborhoods has drawn resident complaints and, in 2024, a lawsuit by Boulder County and Superior. Visit at different hours before you buy near it.
- Six school districts means the district for an address can change across the street

Where is Broomfield, and how do you get around?

Broomfield runs from roughly Wadsworth Boulevard on the west to past I-25 on the east, with US 36 cutting diagonally through the southern half and the Northwest Parkway toll road across the north. Elevation is about 5,350 feet, a little higher than Denver's mile-high 5,280.

- **Into Denver:** US 36 to I-25 is the main route; off-peak it's a short drive, at rush hour it's a real commute. From the north side of the city, expect it to take longer on surface streets before you reach a highway.
- **Into Boulder:** US 36 northwest, through Superior and Louisville. Boulder is closer than Denver from most of Broomfield.
- **Bus rapid transit:** As of fall 2026, the Flatiron Flyer runs on US 36 between Union Station and Boulder, with stations at US 36 & Broomfield (a park-and-ride with a pedestrian bridge) and US 36 & Flatiron. Buses run frequently at peak and every half hour or so off-peak.
- **The airport:** As of fall 2026, RTD's AB1 airport bus stops at US 36 & Flatiron on its way from Boulder to Denver International. By car, the Northwest Parkway and E-470 get you there without touching I-25, for a toll.
- **The mountains:** Not as quick as from the west side of the metro. Plan on Highway 128 to Highway 93 south through Golden to I-70, or US 36 to Boulder and up Boulder Canyon.

What are Broomfield's neighborhoods like?

Broomfield is really two cities: an older core and a ring of master-planned communities. The ones buyers ask about most:

Anthem

The big one on the north side: newer homes, a community center with pools and a gym, and miles of trails. In the months before I made my 2025 Broomfield video, three people who moved to Colorado chose Anthem on their own.

The Broadlands

Golf course community on the west side, built around the Broadlands Golf Course, with a clubhouse, pool and greenbelts. Larger homes, quieter streets, and the HOA that comes with all of it.

Baseline

The newest master plan, in the northeast corner near I-25 and Highway 7. About 9,000 homes planned over the next 20 to 40 years. The first pieces of the Center Street district were approved in early 2026, with construction expected to begin later in 2026. Today it's new houses, townhomes and construction; in ten years it may be the closest thing Broomfield has to a downtown. Expect metro district taxes.

Arista

The mixed-use pocket next to the US 36 & Broomfield station: apartments, townhomes, offices and restaurants in a walkable layout. The 1stBank Center arena that anchored it was demolished in 2025; as of the last public update, the city had not settled what replaces it.

Interlocken and Flatiron

The business park, the Omni resort and the 27-hole golf course along US 36, with Flatiron Crossing mall next door. A few condo and townhome communities sit here; mostly this is where you work and shop.

Old Broomfield

The original city around 120th Avenue and Main Street: 1960s and 1970s ranches and split-levels on bigger lots, close to the Community Center and the library. Often older homes, many without an HOA, and the part that would change most if Town Square ever gets built.

What does it cost to own a home in Broomfield?

Same rule as the rest of the metro: know the whole monthly payment, not just the price. Broomfield-specific points:

- **Property tax** — Broomfield is its own county, so the City and County of Broomfield assesses and collects. Look up the exact levy for any address on the Broomfield Assessor's site. Newer neighborhoods in metro districts carry an extra mill levy that can be substantial.
- **HOA** — Assume one on anything built after about 1995. Ask for the dues, the reserves and what's included; in some master-planned communities the dues cover a rec center or other amenities you'd otherwise pay for separately.
- **Metro district** — Many newer communities, Baseline among them, sit in metro districts that fund their own infrastructure. The extra tax shows up on the property tax bill, not the HOA statement. You can look up a district through the state Division of Local Government. Get the number before you offer.
- **Insurance** — Hail, as everywhere on the Front Range. Homes on the west side near open space may get wildfire questions; the Marshall Fire in December 2021 burned in Superior and Louisville, Broomfield's neighbors across US 36.
- **Sales tax** — Broomfield sets its own rate as a city and county. Check the city's sales tax page for the current combined rate.

- **Newer-home costs** — Less to fix than a 1960s ranch, but builder-grade finishes, young landscaping and expansive-soil foundations still deserve a careful inspection.

What kinds of homes are in Broomfield?

Mostly single-family homes from the 1990s through today, in master-planned subdivisions, plus the older ranches and split-levels near 120th and Main. Townhomes and condos cluster around Arista, Interlocken and the newer Baseline villages. Broomfield also has a good deal of new construction for a close-in suburb: you can buy a house that doesn't need anything.

How do schools work in Broomfield?

This is the thing to get right. Because Broomfield annexed land from four counties before it consolidated, it is split among six school districts: Adams 12 Five Star, Boulder Valley, St. Vrain Valley, Jeffco, 27J and Weld RE-8. Check by address.

Two things follow from that. First, a district being well-regarded on paper doesn't mean every school in it fits your kid; look at the specific school for the specific address. Second, if a particular district matters to you, confirm the address is actually in it before you write an offer, because the boundary can run down the middle of a neighborhood. Colorado has open enrollment, but in-district families get priority. Broomfield also has charter options, including Prospect Ridge Academy.

What is there to do in Broomfield?

Parks, trails and open space

Roughly a quarter of the city is parks and open space: the city reports about 5,500 acres of open space, about 1,200 acres of parks and nearly 380 miles of trails. The Broomfield Trail loops the city and ties the big parks together. Broomfield County Commons is the hub, with ball fields, a dog park, and the Paul Derda Recreation Center, an indoor facility with a water park, climbing wall and indoor playground. The Bay Aquatic Park is the outdoor summer version, with slides and a lazy river.

Events

The city's Great American Picnic on the Fourth of July is the big summer event. The Broomfield Auditorium hosts the Broomfield Symphony and community theater.

Food and beer

Broomfield was a chain-restaurant town for a long time. That's changing, led by breweries like 4 Noses and Wonderland and a growing set of local restaurants around Arista and the older core.

Three places to start

- **Broomfield County Commons** — the park, the dog park and the Paul Derda Recreation Center in one stop.
- **The US 36 & Broomfield station area** — the park-and-ride and pedestrian bridge where the Flatiron Flyer loads, next to Arista.
- **Anthem Community Park** — the trails around the park show what a master-planned community here feels like, HOA and all.

Who are the big employers in and near Broomfield?

Interlocken, the business park along US 36, is a major job center: Oracle, Vail Resorts, Hunter Douglas, BAE Systems and Broadcom (which owns VMware) all have major operations in Broomfield (2023 city report), and Crocs and Noodles & Company are headquartered here. Intermountain Health is the big medical employer. The City and County itself is in the top five. Boulder's employers, including CU and the federal labs, are a short drive up US 36, and Denver's downtown is a Flyer ride away.

How does Broomfield compare with nearby areas?

- **Broomfield vs. Westminster** — Next-door neighbors along US 36. Westminster is older on average, with more 1970s and 1980s housing and fewer HOAs; Broomfield has more new construction and its own county government.
- **Broomfield vs. Arvada** — Arvada has Olde Town, a real downtown with a G Line commuter rail station, and more established neighborhoods. Broomfield has the newer master plans and the tech jobs next door.
- **Broomfield vs. Louisville and Superior** — The next towns up US 36 are smaller, closer to Boulder, with walkable downtowns (Louisville especially) and Boulder Valley schools throughout.
- **Broomfield vs. Erie** — Erie is newer still, farther from the highways, with more land and a small-town main street. Broomfield trades some of that for a shorter commute.

A lender's take on Broomfield

People call me and say they want to feel like they live in Colorado, not just in another city. In Broomfield, you're between two major job centers and you're still on a trail within minutes of your door.

The honest trade is that almost all of it comes with an HOA and, in the newer parts, a metro district. Some people love what that buys: pools, rec centers, social events, a neighborhood that looks the same in ten years. Some people would rather plant their own trees and never get a letter about their fence. Know which one you are before you fall for a model home.

Buying in Broomfield: what to do first

1. **Get pre-approved** before you tour. New-construction communities move fast, and builders have their own timelines.
2. **Price the whole payment**, including Broomfield property tax, any metro district levy, HOA dues and insurance.
3. **Confirm the school district for the exact address.** Six districts; don't assume.
4. **Drive the commute at rush hour**, US 36 into Denver or Boulder, from the specific neighborhood, not from the highway.
5. **If you're near the airport, visit on a weekday morning and a weekend afternoon.** Flight-training patterns change by day and hour.
6. **Veterans:** a VA loan works on new construction too, including builder contracts. Ask before you sign a builder's purchase agreement.

Frequently asked questions

Is Broomfield part of Denver or Boulder?

Neither. Broomfield is its own consolidated city and county, created in 2001 from land that had been in Boulder, Adams, Jefferson and Weld counties. It runs its own police, fire, roads and parks.

What school district is Broomfield in?

Six of them, depending on the address: Adams 12 Five Star, Boulder Valley, St. Vrain Valley, Jeffco, 27J and Weld RE-8. Check the specific address with the district before you buy.

Is there light rail in Broomfield?

No. As of fall 2026, RTD's B Line commuter rail ends at Westminster; there is no rail service in Broomfield. The Flatiron Flyer bus rapid transit on US 36 is the transit option, with stations at US 36 & Broomfield and US 36 & Flatiron, running to Union Station in Denver and to Boulder.

How far is Broomfield from Denver and Boulder?

It depends on where you start and when you drive. Off-peak, downtown Denver and Boulder are each a short drive; at rush hour, plan for real traffic on US 36, and drive the commute from the specific neighborhood before you buy.

Does Broomfield have a downtown?

Not yet. A Town Square redevelopment at 120th and Main has been under a development agreement since 2019. As of late October 2026, the developer has sued the city and a revocation hearing is scheduled for Dec. 8. Arista, near the US 36 station, is the closest thing to a walkable district today.

Do most Broomfield homes have an HOA?

Most homes built since the 1990s do, and many newer neighborhoods also sit in metro districts with an added property tax levy. The older neighborhoods near 120th and Main are the main exception.

What is Interlocken?

A large business park along US 36 in Broomfield, home to Oracle, Vail Resorts, Hunter Douglas and others, plus the Omni Interlocken Resort and a 27-hole golf course. It's a major job center.

Sources

Guide reviewed October 24, 2026, and reviewed again twice a year.

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- City and County of Broomfield: Open Lands and Trails Statistics
- City and County of Broomfield: Baseline
- City and County of Broomfield: Broomfield Town Square (development agreement, lawsuit, Dec. 8 revocation hearing)
- BusinessDen: Broomfield starts process to revoke developer's plans for future downtown (Sept. 2026)
- BusinessDen: Broomfield's 1stBank Center is getting demolished
- RTD: Flatiron Flyer
- RTD: Route AB1 schedule (Boulder to Denver Airport via US 36 & Flatiron)
- Bus rapid transit in the Denver metropolitan area (Flatiron Flyer stations and frequencies)
- B Line (RTD): commuter rail ending at Westminster
- G Line (RTD): commuter rail to Arvada and Wheat Ridge
- RTD: Olde Town Arvada Station
- Northwest Parkway
- CPR: Boulder County and Superior sue Jefferson County over Rocky Mountain Metropolitan Airport noise and lead
- Denver7: Broomfield residents say constant plane noise from nearby airport is disruptive
- Colorado Division of Local Government: Special Districts (metro districts)
- Marshall Fire (December 2021)
- City and County of Broomfield: Sales Tax
- City and County of Broomfield: Parks, Open Space and Trails
- City and County of Broomfield: Great American Picnic (July 4th)
- Colorado Department of Education SchoolView: Prospect Ridge Academy
- Destination Denver Colorado: 7 Reasons Why People LOVE Living in Broomfield Colorado (Sept. 2025)

A note from Jimmy

I'm a mortgage loan originator with the Everetts Lending Team at Edge Home Finance, licensed across Colorado, and I make these guides because the first thing most people need isn't a loan; it's a straight answer about where they're going. When you're ready to talk numbers, or you just want a second opinion on a neighborhood, reach out.

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