

BROOMFIELD REDEVELOPMENT SITE FOR SALE

5700 West 120th Ave, Broomfield, CO 80020

PROPERTY OVERVIEW

AVAILABLE SF	114,998 SF*
SITE SIZE	2.64 Acres
SALE PRICE	\$1,265,000
SF IMPROVEMENTS	7,513 SF
SUBDIVISION	Donelson
ZONING	B2 (City and County of Broomfield)

**Source - Assessor, City and County of Broomfield*

This lot may be sold in conjunction with the adjacent 1.8-acre lot to the east, see broker for more information.

Envision your next retail project in this central high-traffic location. Expansive B-2 zoning (City and County of Broomfield) supports a wide range of business uses by right—ideal for retail, membership clubs, commercial recreational uses (i.e., pickleball), retail and wholesale stores, automotive service, banks, entertainment venues, and more. The zoning also accommodates clinics, schools, and specialty uses like pet shops, bakeries, and printing operations. Located near regional employment hubs, major retail shopping centers, and other redevelopment projects. Lighted monument signage is possible on West 120th Avenue, with more than 35K vehicles per day.

FEATURE HIGHLIGHTS

- High traffic volume over 35,000 VPD
- Strong demographics
- Lighted monument signage on 120th
- Includes water tap
- Adjacent to Broomfield Urban Renewal Area
- Sought-after Trade Area

FOR MORE INFORMATION:



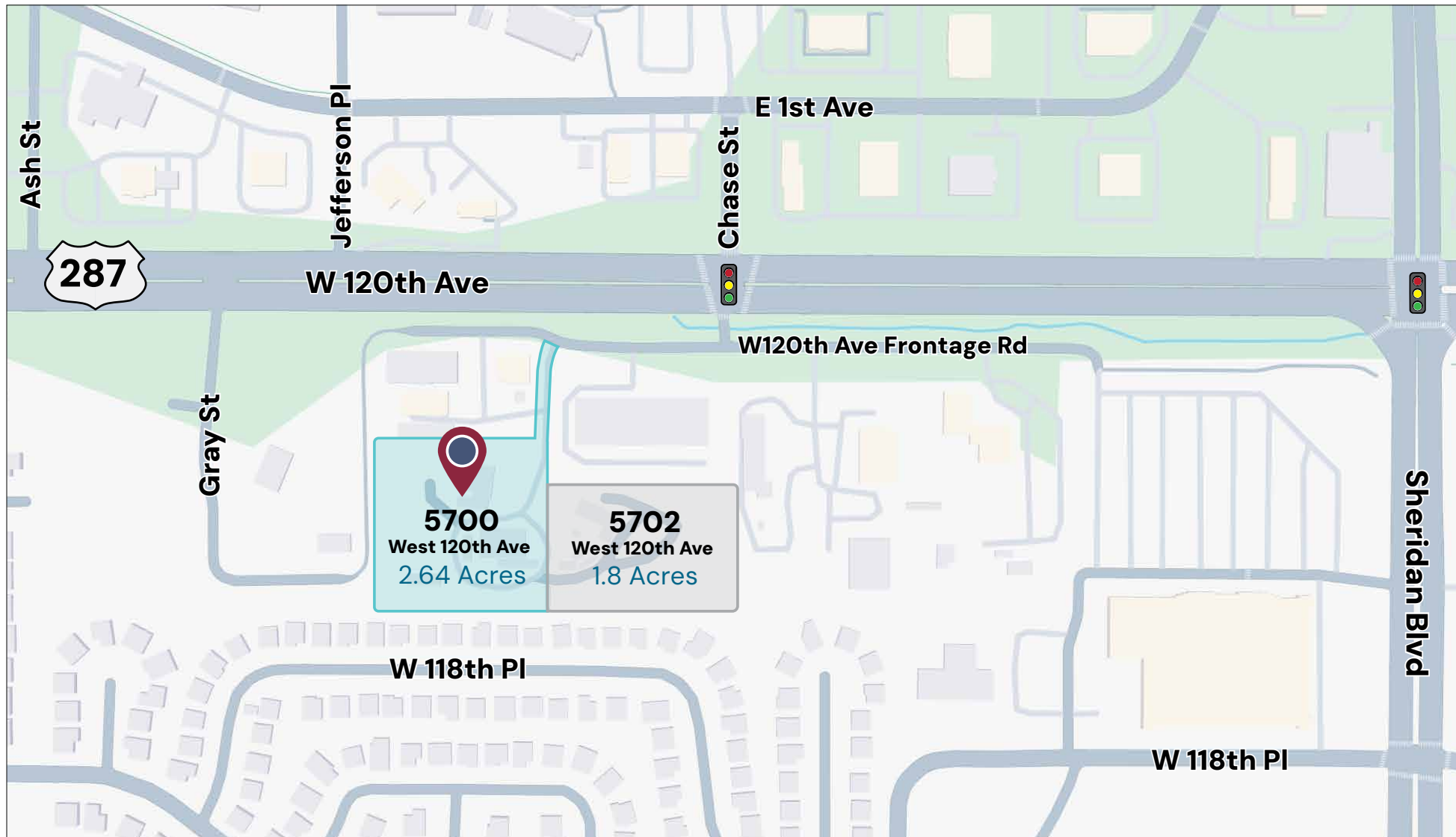
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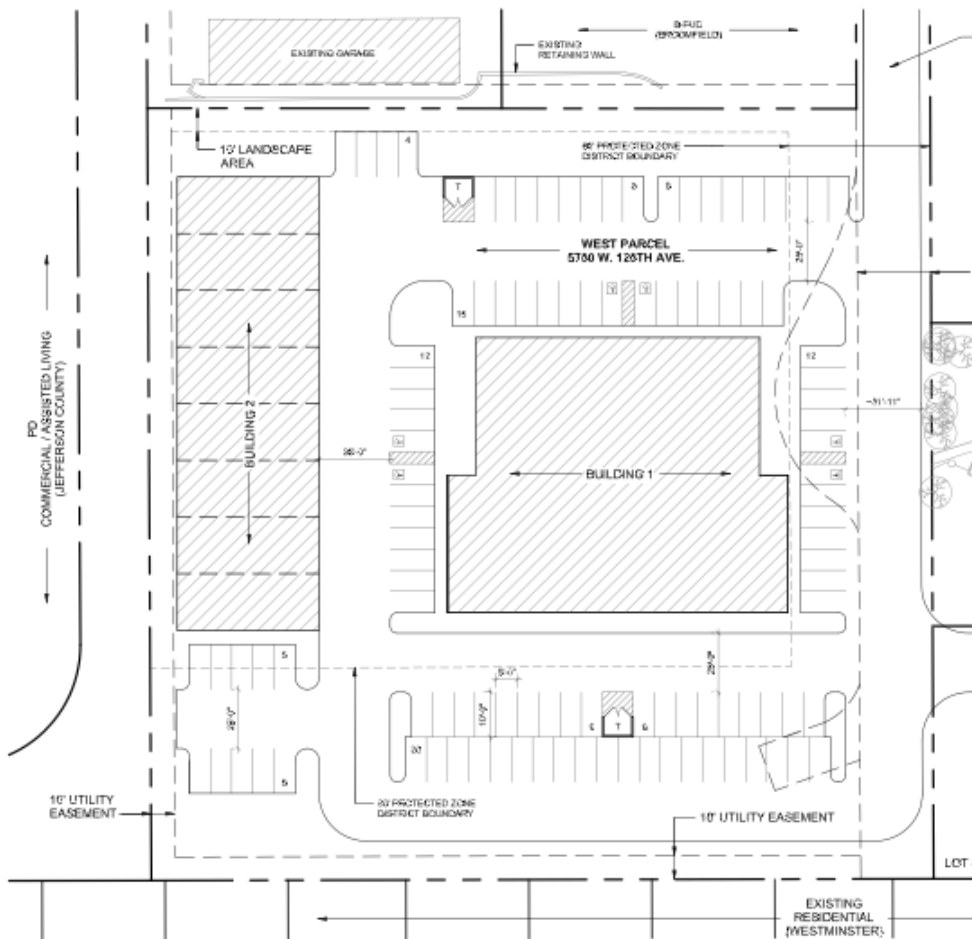


SITE MAP



RETAIL STOREFRONT CONCEPT

Expansive B-2 Zoning (City and County of Broomfield)



USES BY RIGHT MAY INCLUDE (BUYER TO VERIFY):

- Retail /Wholesale
- Commercial recreation
- Automotive service
- Pet shops
- Bakeries
- Printing operations
- Banks
- Entertainment venues

DEMOGRAPHICS



POPULATION

2 MILE RADIUS

47,948

5 MILE RADIUS

252,526

10 MILE RADIUS

764,468



EMPLOYEES

2 MILE RADIUS

21,130

5 MILE RADIUS

117,119

10 MILE RADIUS

285,053



AVERAGE HOUSEHOLD INCOME

2 MILE RADIUS

\$134,400

5 MILE RADIUS

\$125,950

10 MILE RADIUS

\$132,300

*Source - CoStar (2026)

Broomfield, Colorado is an affluent, fast-growing market of approximately 80,000 residents, with median household incomes exceeding \$120,000 and a highly educated workforce. Strategically located between Denver and Boulder along the US-36 corridor, the area benefits from a strong daytime population and established employment centers, supporting consistent demand for retail, office, and service-oriented commercial uses.



TRADE MAP



ENTITLEMENT LINKS

[City and County of Broomfield Development Fees](#)

[City and County of Broomfield Comprehensive Plan \(2016\) Land Use Map](#)

[West 120th Avenue Corridor Sub-Area Plan \(2004\) and Amended \(2013\)](#)

[Broomfield Town Square Comprehensive Plan Amendment \(2022\)](#)

