

VISTA HIGHLANDS

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



PROPERTY HIGHLIGHTS

- High Profile Commercial Pad Sites - Back on the Market!
- Lot 2: 2.96 Acres - Available
- Lot 3: 1.77 Acres - Under Contract
- 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: 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.

TRAFFIC COUNTS

On Hwy 7 west of Interstate 25 23,280 CPD

On Hwy 7 east of Sheridan Pkwy 22,983 CPD

Source: CDOT 2025

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	29,867	115,735	257,645
AVERAGE HH INCOME	\$205,507	\$185,384	\$164,695
BUSINESSES	894	3,497	9,638
EMPLOYEES	5,392	18,805	64,252

Source: Applied Geographic Solutions, 2025 Estimates

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