

Drive-thru Available

2105 W 136TH AVENUE | BROOMFIELD, CO 80023

**BLUE
WEST**
CAPITAL

FOR LEASE



PROPERTY HIGHLIGHTS

- Rare freestanding, purpose-built drive-thru restaurant in a proven, high-performing retail corridor
- Premier outparcel at a top-performing King Soopers anchored center, ranked 30 of 1,610 statewide for total visits per, placer.ai
- Frontage along W 136th Avenue providing strong visibility, efficient ingress, and smooth traffic flow
- Affluent, dense Broomfield trade area surrounded by national retailers and rooftops that support sustained, high-volume drive-thru demand

PROPERTY DETAILS

BUILDING	2,370 SF
LOT SIZE	0.70 AC
YEAR BUILT	2009
LEASE RATE	Contact broker
CITY/COUNTY	Broomfield/Broomfield

SEAN KULZER
Director
970.274.1817
Kulzer@BlueWestCapital.com

GRACE NEWMAN
Associate
317.508.8372
Grace@BlueWestCapital.com

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BROKER DISCLOSURE

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DEMOGRAPHICS 2025	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	14,998	78,852	246,910
AVG HH INCOME	\$163,272	\$152,965	\$144,091
BUSINESSES	164	2,578	6,663
DAYTIME POPULATION (EMPLOYEES)	1,573	35,739	80,870

All information contained herein is from sources deemed reliable, but no warranty or representation is made as to its accuracy. Interested parties should independently verify all information, including but not limited to property details, zoning, availability, and statements of income and expenses, and should consult with their own advisors.

[BLUEWESTCAPITAL.COM](https://www.BlueWestCapital.com)



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