

BROOMFIELD REDEVELOPMENT SITE FOR SALE

5702 West 120th Ave, Broomfield, CO 80020

This 1.8-acre parcel in Jefferson County offers a rare mix of flexibility and ready-to-go potential. With an approved PUD in place, the property can be developed as covered RV storage—tapping into strong local demand—or subdivided into up to eight single-family home sites. Whether you’re looking to build a steady-income storage asset or create a small residential enclave, this site gives you a clear path forward in a desirable, growing area.

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

PROPERTY OVERVIEW

AVAILABLE SF	78,408 SF*
SITE SIZE	1.8 Acres
SALE PRICE	\$935,000
SF IMPROVEMENTS	1,586 SF
SUBDIVISION	Extra Space Storage
ZONING	PD (Jefferson County)

*Source – Assessor, Jefferson County

This lot may be sold in conjunction with the adjacent 2.64-acre lot to the west, see broker for more information.

FOR MORE INFORMATION:



Tom Roling

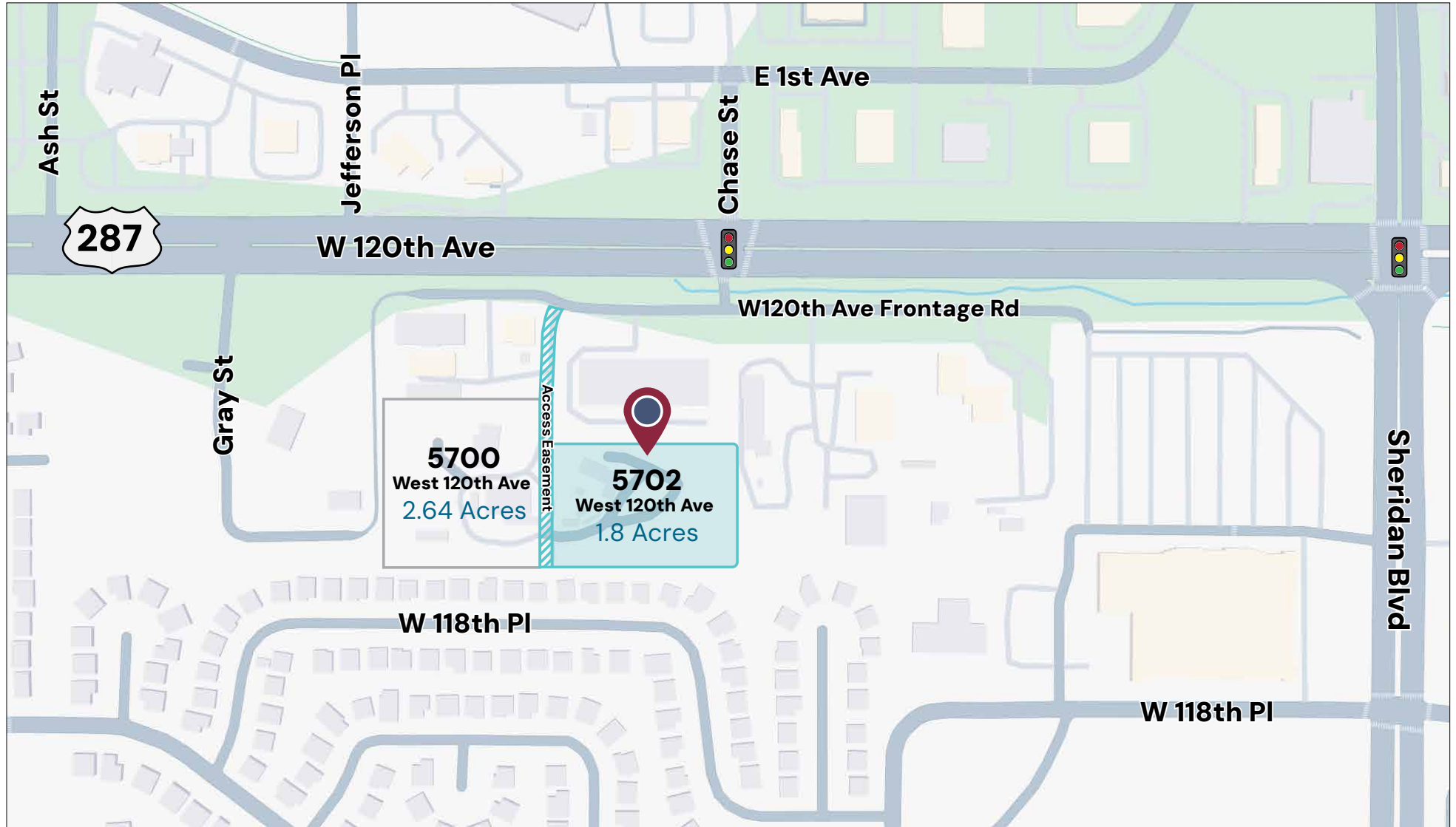
Commercial Broker
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tom@coloradogroup.com



Karla Brown

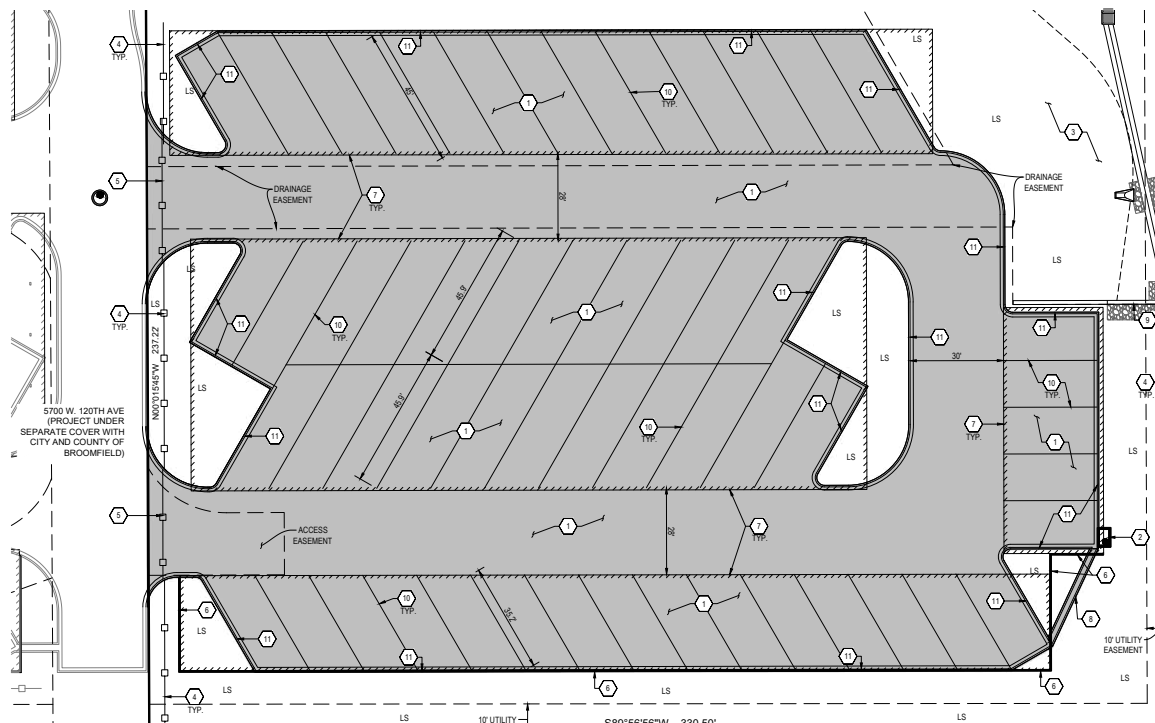
President / Senior Broker
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SITE MAP

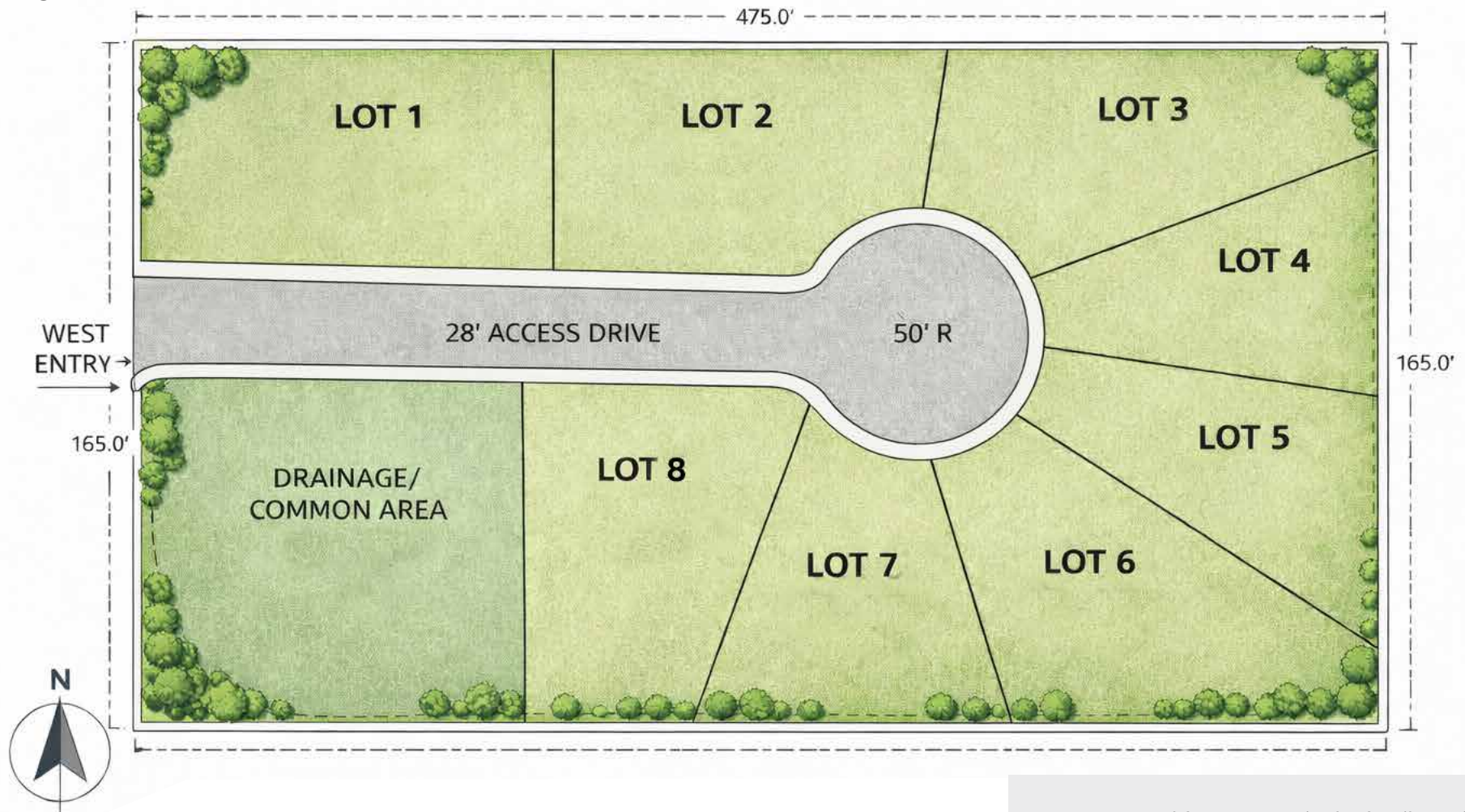


COVERED RV STORAGE CONCEPT

- PUD Zoned for covered RV storage
- 55-62 stalls possible
- Adjacent to Extra Space Storage
- On March 24, 2026 the Broomfield City Council approved Ordinance No. 2293, restricting how RVs and other oversized vehicles can park on public streets in Broomfield. To find more details and read the full ordinance, connect to the ordinance in the [Broomfield Municipal Code](#).



**SINGE FAMILY RESIDENTIAL
CONCEPT**



- PUD Zoned for up to 8 single-family residences
- Concept is for planning purposes only, and has not been approved by Jefferson County
- Numerous configurations possible

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

[Jefferson County Development Fees](#)

[Jefferson County Comprehensive Master Plan \(2020\)](#)

