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# RESTAURANT & RETAIL AVAILABLE AT ARISTA PLACE

SWQ HIGHWAY 36 & 120TH AVE | BROOMFIELD, COLORADO



## INFORMATION

- Join 1STBank Center, Children's Hospital, University of Colorado Health Campus
- 1STBank Center estimates over 350,000 guests annually
- Building 8181**  
Unit D - 2,209 RSF End Cap  
Unit E - 3,209 RSF End Cap
- Building 8001**  
Unit G - 2,614 RSF
- RTD Park-n-Ride ridership is over 3,000 people/day
- Over 200,000 SF of office space at Arista Place and nearly 1,000 employees

## TRAFFIC COUNTS

On Hwy 36 northwest of Wadsworth Blvd	87,000 cars/day
On Hwy 36 southeast of Wadsworth Blvd	86,000 cars/day
On Wadsworth Blvd north of Hwy 36	54,000 cars/day
On Wadsworth Blvd south of Hwy 36	45,000 cars/day

Source: CDOT 2015

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	8,379	68,529	209,404
Avg Household Inc	\$77,108	\$98,149	\$94,413
Employees	7,387	45,309	88,899*
Businesses	674	3,249	7,352*

Demographics Source: ESRI 2016; \*Applied Geographic Solutions 2016

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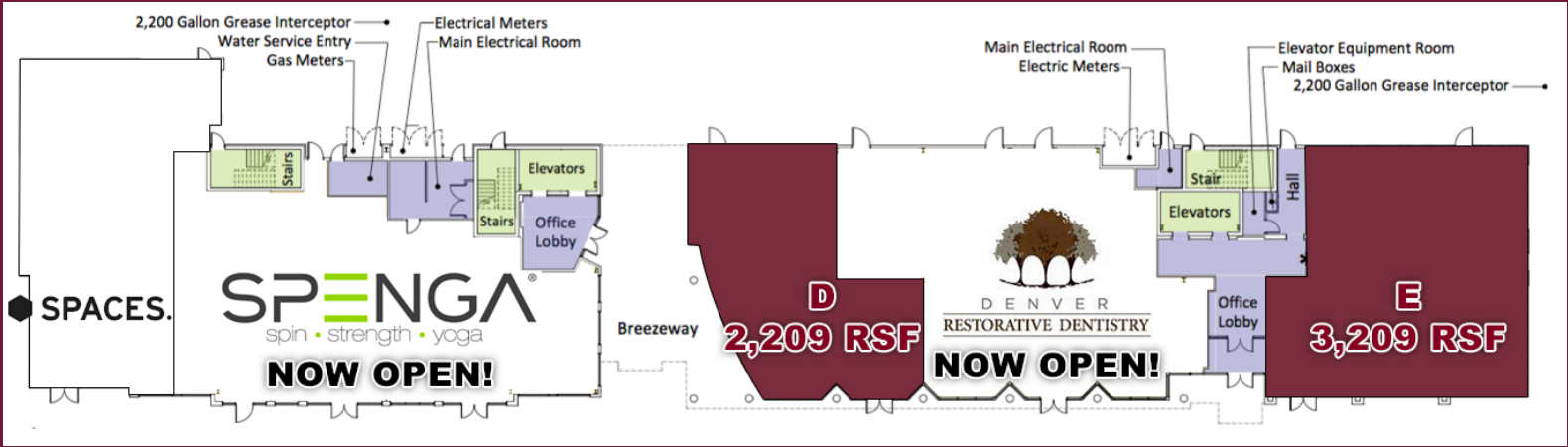


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RETAIL SPACE BUILDING 8181



RETAIL SPACE BUILDING 8001



**1STBANK**  
**CENTER**