RESTAURANT OPPORTUNITY | 120TH AVENUE CORRIDOR | BROOMFIELD, CO

Plug-and-Play Restaurant Space



6405 West 120th Avenue
Broomfield, CO 80020

A **fully built-out, freestanding restaurant** on one of the Front Range's highest-traffic suburban corridors — complete with existing kitchen infrastructure and immediate access to 2.6M annual trade area visits.

BUILDING SIZE
4,890 SF

BASE RENT
$23/SF

EST. PARKING
~65 Spaces

CBRE

THE OPPORTUNITY

Move-In Ready for Restaurant Operations

Unlike raw retail shell space, 6405 West 120th Avenue delivers the **critical infrastructure** that restaurant operators need most — already in place and ready to **support an immediate opening**. The significant capital savings on build-out make this an exceptional opportunity for a **broad range of restaurant concepts**.







4,890 SF
BUILDING SIZE

$23/SF
BASE RENT

$6.80/SF
EST. TAXES

TENANT MANAGES OPERATING EXPENSES

~65 Spaces
PARKING

1994
YEAR BUILT

B-1
LIMITED BUSINESS DISTRICT ZONING
*(Click to View **Permitted Uses**)*

January 2027
AVAILABLE FOR OCCUPANCY

Parking count (~65 spaces) estimated from aerial imagery and should be independently verified by tenant. NNN expense estimate to be confirmed by landlord.

THE OPPORTUNITY

TURNKEY BUILD-OUT

Full-Service Restaurant Build-Out

Dining room, bar area, and back-of-house already configured for full-service operations — no shell build-out required.

KITCHEN INFRASTRUCTURE

Hood System In Place

Commercial kitchen ventilation already installed — a major build-out cost avoided and a critical time-to-open advantage.

KITCHEN INFRASTRUCTURE

Grease Trap On Site

Existing grease interceptor system supports high-volume food service. Eliminates a costly and permit-intensive installation.

PARKING

~65 Dedicated Parking Spaces

Generous surface lot supports peak lunch and dinner dining periods. Estimated from aerial imagery — to be independently verified.









THE LOCATION

Positioned at the Heart of a Retail Powerhouse

6405 West 120th Avenue sits along one of Westminster's **premier commercial corridors** — W. 120th Avenue / US 287 — a **high-volume arterial road** connecting Broomfield, Westminster, and the broader Denver metro. The surrounding trade area is anchored by Sheridan Crossing, a community retail center that draws **more than 2.6 million visits per year**, creating a proven, built-in dining audience steps from your door.



2.6M+
ANNUAL TRADE AREA VISITS

~140K
POPULATION WITHIN 3 MILES

$78K+
AVG. HH INCOME (5-MILE RADIUS)

17 Miles
TO DOWNTOWN DENVER VIA I-25

WHY THIS LOCATION

A Rare Second-Generation Restaurant Opportunity

Full restaurant infrastructure already in place — hood, grease trap, dining room and BOH build-out — saving operators $100,000–$200,000+ in typical tenant improvement costs

High-identity freestanding building on a major arterial corridor with excellent street visibility and signage opportunity

Corridor draws a proven dining audience: **2.6M+ visits annually** to the immediate retail node at 120th & Sheridan

Strong daytime lunch demand from Broomfield/ Westminster office and tech employment base (Oracle, Level 3 Communications, and others)

Evening and weekend family dining traffic from **dense established residential neighborhoods** to the south and east

Underserved concepts on the corridor include **chef-driven independents, upscale casual,** and **experiential dining** — differentiated operators are well-positioned to capture unmet demand

CONTACT

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