

## Retail With Low NNN For Lease In Broomfield

**300 NICKEL ST | BROOMFIELD, CO 80200**

Suite 4: 2,135 SF | \$17.00 NNN (\$6.40)

Suite 6: 4,780 SF | \$10.00 NNN (\$6.40)

Suite 8: 1,308 SF | \$17.00 NNN (\$6.40)

\*All units are available now

# RETAIL GOLDBLOCKS

Too big? Too small? Nope. Just right. Conveniently located just off of Hwy 36 and Hwy 287, these general retail units offer a variety of sizes and layouts, allowing you to find the perfect fit for your business. With some of the lowest NNNs expenses in the market, ample parking, spaces ranging from 1,308 - 4,780 SF, Nickel Street makes this fairy tale come true. Just be sure to keep those bears happy.

### PROPERTY HIGHLIGHTS

- Located right off of HWY 36 and 287
- Ample parking
- Join Snarf's Sandwiches, Unique Nails, Truly Asia, and more in this great tenant mix shopping center
- Avg 2021 household income of over \$110,000 within one-mile radius
- Managed by local, attentive owner focused on long-term tenant success



SUITE 4

\*Former Martial Arts studio with two bathrooms and open area. Perfect for a Dance, Yoga, Pilates, or any other studio type use.



SUITE 6

\*Former Physical Therapy Center. 4 restrooms, laundry hookups, multiple offices, reception and open space. Perfect for a wide variety of uses.



SUITE 8

\*Former Special Needs Learning center with bathroom, office, and kitchenette area with unlimited use potential



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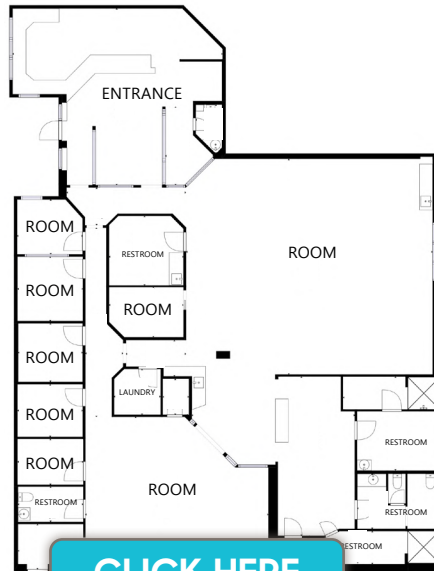
DISCLAIMER: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

SUITE 4



[CLICK HERE for virtual tour](#)

SUITE 6

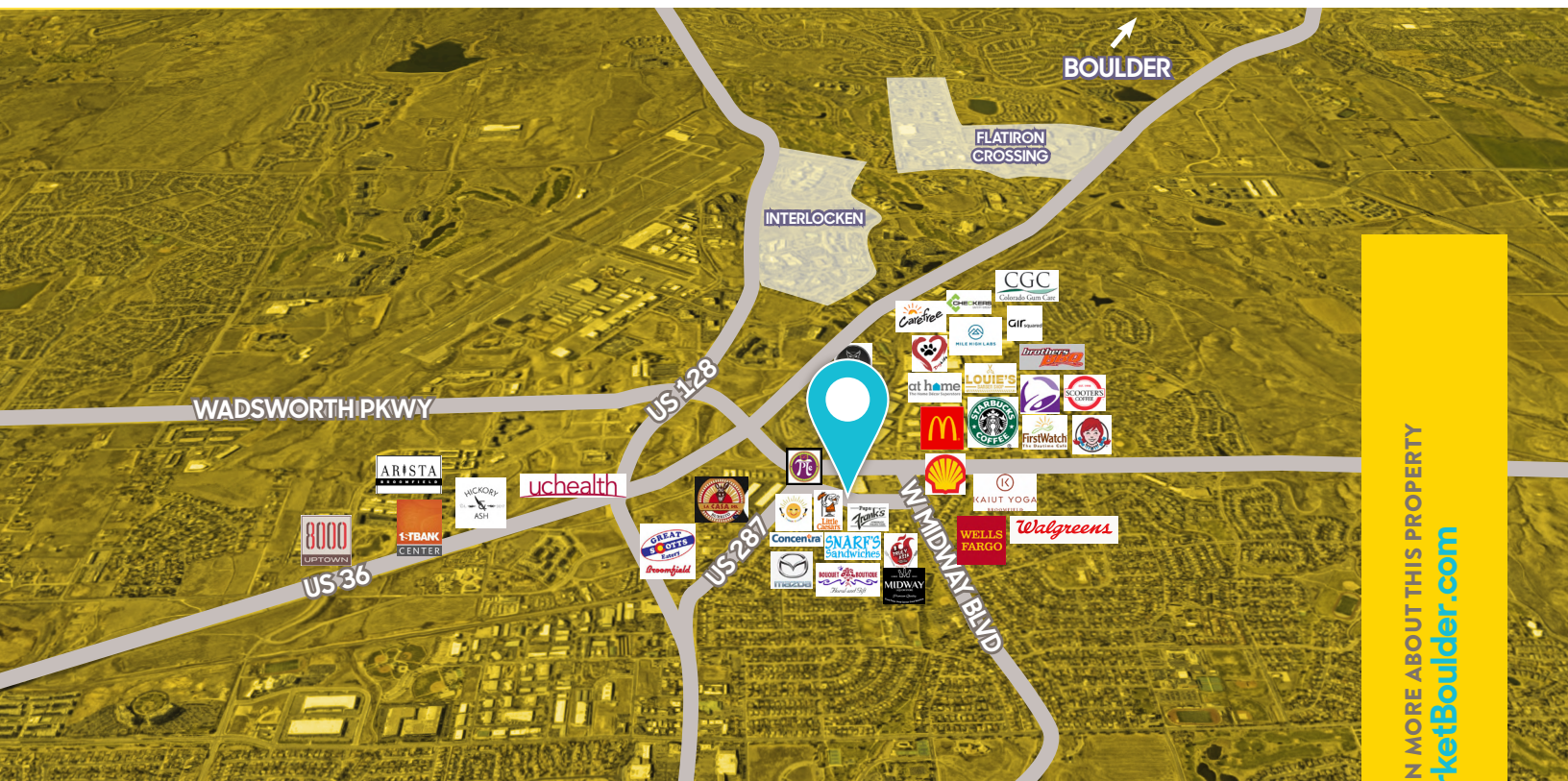


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SUITE 8



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**AARON BANEY**  
 303 444 4912  
[Aaron@MarketBoulder.com](mailto:Aaron@MarketBoulder.com)

**BRITTANY BOUDREAU**  
 303 444 0566  
[Brittany@MarketBoulder.com](mailto:Brittany@MarketBoulder.com)

**TODD WALSH, CCIM**  
 303 444 4888  
[Todd@MarketBoulder.com](mailto:Todd@MarketBoulder.com)

