



FOR SALE

8860 W. 116th Circle

Owner-user drive-thru pad · ±624 SF building on 0.889 acres, opened 2023

W. 116TH CIRCLE AT WADSWORTH PARKWAY · BROOMFIELD, COLORADO 80021

OFFERING MEMORANDUM



Andrew Fox · Principal

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FOX FRONT RANGE CRE



8860 W. 116th Circle

W. 116TH CIRCLE AT WADSWORTH PARKWAY · BROOMFIELD, COLORADO 80021

THE OFFERING

OFFERING MEMORANDUM · \$1,995,000

OFFERED AT

\$1,995,000

Real estate only, delivered vacant. An owner-user opportunity with room to expand, not an in-place income sale.

ADDRESS	8860 W. 116th Circle, Broomfield, CO 80021
BUILDING	±624 SF drive-thru with walk-up window and covered patio
LAND	0.889 acres (38,744 SF) · Lot 1, Jeffco Business Center Replat C
BUILT	2022–2023 · opened August 26, 2023
ZONING	PUD, Jeffco Business Center (assessor code I-1-PUD) · drive-thru use established by the approved site development plan
PARCEL	171703425001 · account R8875707
FLOOD ZONE	Zone X, minimal hazard
CURRENT STATUS	Operating as a Ziggi's Coffee franchise; ownership is winding the operation down
OFFERED AS	Vacant real estate · possession to be confirmed with ownership

Land, zoning and flood zone from the City and County of Broomfield assessor record. Building size confirmed on the approved site development plan, the fire impact fee form and the stamped construction drawings.



8860 W. 116TH CIRCLE

Highlights

- Real estate, not a business: delivered vacant and free of any existing operator
- Built new in 2022–2023, so there is no deferred maintenance to inherit
- Zoned for more than it uses: the approved plan allows up to roughly 1,356 SF of building on this lot, more than double the 624 SF built today, without a rezone
- At the Wadsworth Parkway and W. 116th Circle node, with 32,000 vehicles a day on Wadsworth and six-tenths of a mile to U.S. 36, the Denver–Boulder Turnpike (CDOT 2024)
- Roughly 1,350 apartments and 250 hotel rooms sit within half a mile, with another 168 units under construction
- The drive-thru lane wraps the building on three sides, with a walk-up window and covered patio already in place
- An approved signage entitlement of 171 SF, more than double the 77.5 SF the code allows on this building frontage: three wall signs and a 34 SF monument
- Coffee use is open: Ziggi's Coffee Franchise, LLC has confirmed in writing (September 3, 2026) that it will assert no exclusive-use, radius or non-competition restriction against a coffee business at the site by another operator



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THE BUILDING

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±624 SF
BUILDING

0.889 AC
LAND

2023
OPENED

9
PARKING SPACES

171 SF
APPROVED SIGNAGE

A three-year-old drive-thru pad

The drive-thru lane wraps the building on three sides. The pad carries nine surface parking spaces, one of them accessible, and a covered outdoor patio with a landscaped area along the south boundary. Access is from W. 116th Circle, and about eight acres of City and County of Broomfield open space adjoin the pad to the south.

Site improvements, built-in mechanical, electrical and plumbing systems, the paid water and sewer taps, and assignable plans and warranties convey with the real estate.

The approved plan also carries a signage entitlement of 171 SF, more than double the 77.5 SF the code would otherwise allow on a 51.5-foot building frontage: three wall signs totaling 136.6 SF and a 34 SF monument, with the drive-thru menu board separate.

Site data

SITE AREA	38,745 SF
BUILDING COVERAGE	624 SF (1.61%)
DRIVES, PARKING AND WALKS	14,949 SF (38.6%)
OPEN AREA	23,172 SF (59.8%)
PARKING	9 spaces including 1 accessible (5 required)
BUILDING HEIGHT	24'-0" (35' allowed)
FLOOR AREA RATIO	0.016 built (0.035 maximum)
SETBACKS PROVIDED	37' parking · 93' building · 21' side · 80' rear



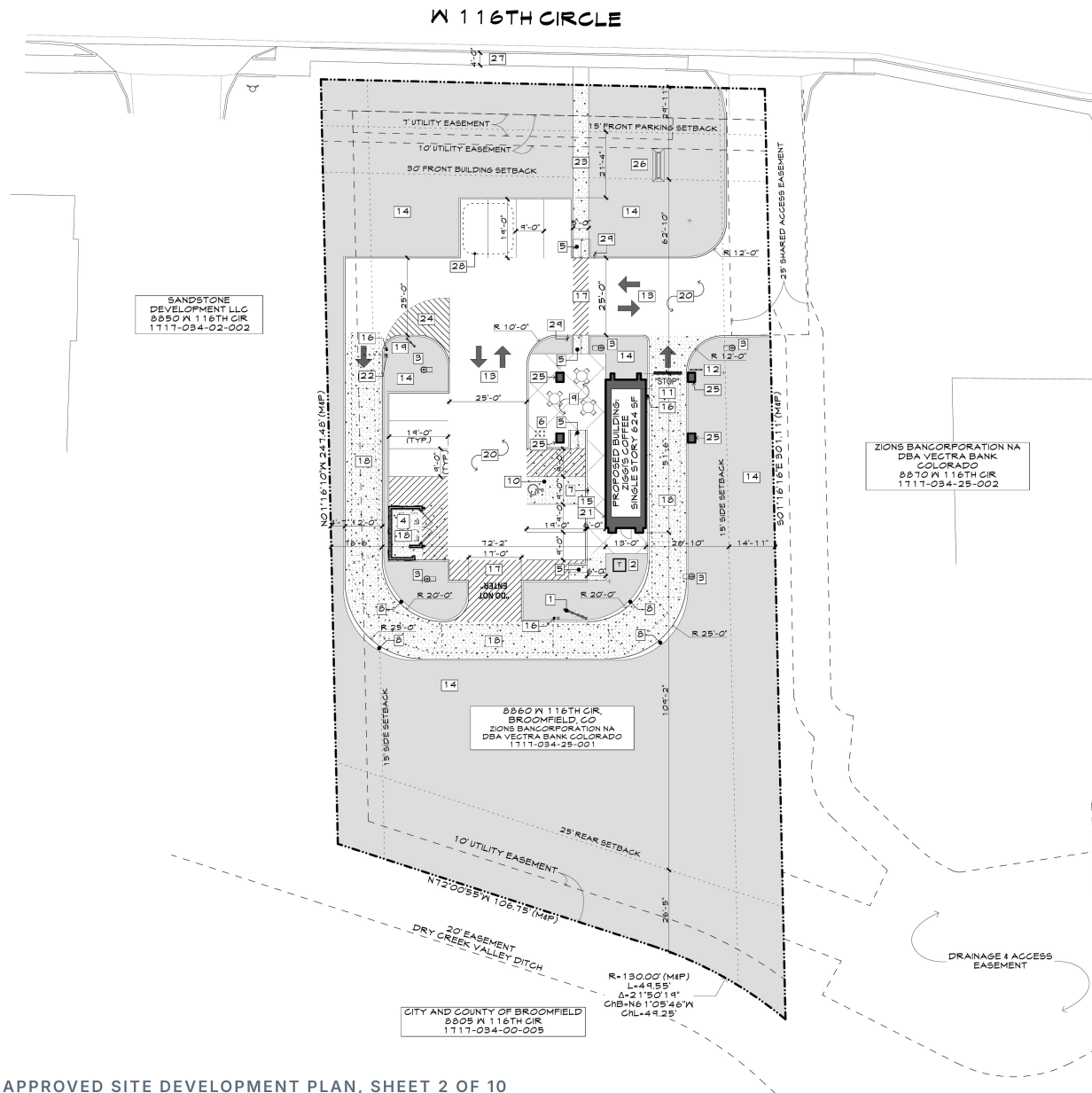
SITE PLAN

OFFERING MEMORANDUM • \$1,995,000

Approved site development plan

SHEET	2 of 10 · architectural site plan
PREPARED BY	MAH Architectural Group, Denver
APPROVED	June 16, 2022 (fourth planning submittal)
DRAWN AT	1" = 20' on the original sheet
ACCESS	W. 116th Circle
SETTING	City and County of Broomfield open space along the south boundary
PARKING	9 spaces, 1 accessible
DRIVE-THRU	Wraps the building on three sides

Reproduced from the approved plan on file with the City and County of Broomfield. Not to scale in this reproduction; the full ten-sheet set is available on request.



APPROVED SITE DEVELOPMENT PLAN, SHEET 2 OF 10



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THE SITE

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CORTLAND BROOMFIELD

4 NOSES
BREWING COMPANY

Tires LES SCHWAB

SITE

City Park

VECTRA BANK
COLORADO

ARISTA PLACE

WADSWORTH PARKWAY - 32,000 VPD

624 SF DRIVE-THRU BUILDING
0.889 ACRE PAD · 9 PARKING SPACES





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AERIAL MAP

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Imagery: Esri, Maxar, Earthstar Geographics



TRADE AREA

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LOCATION & DEMOGRAPHICS

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Inside Broomfield's employment core

The property sits six-tenths of a mile from U.S. 36, the Denver–Boulder Turnpike, the main commuter route between Denver and Boulder, at W. 116th Circle and Wadsworth Parkway. UCHHealth's Broomfield hospital campus is under half a mile away and Rocky Mountain Metropolitan Airport is under a mile west. Half a mile northwest, BAE Systems runs its Space and Mission Systems business out of a 630,000 SF Broomfield campus, the former Ball Aerospace, bought by BAE in February 2024.

Rooftops are close and getting closer. Destination at Arista, the apartment community directly across Wadsworth Parkway, is built and leasing. Two-thirds of a mile east, the City and County of Broomfield is planning the Broomfield Urban Transit Village, a 10.2-acre mixed-use redevelopment on the former 1stBank Center site. The arena came down in 2025 and the ground sits at pre-development condition with infrastructure in place. The City's stated vision is multi-story buildings mixing office and work space, retail and restaurants, entertainment, recreation and residential. The Broomfield Urban Renewal Authority owns it; no developer has been selected and no timeline is set.



THE COVERED PATIO AND WALK-UP SIDE, FROM THE PARKING FIELD

Trade area demographics

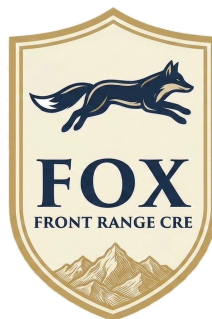
	1 MILE	3 MILES	5 MILES
Population	5,181	73,266	209,224
Households	2,849	31,312	84,666
Median household income	\$103,733	\$116,256	\$124,025

U.S. Census Bureau, ACS 2024 five-year estimates, pulled September 16, 2026. Rings are cumulative and built from block groups whose centroid falls inside the radius; income is a household-weighted average of block-group medians. Buyer to verify independently.

Traffic counts

ROAD	VEHICLES PER DAY		SOURCE
U.S. 36, Denver–Boulder Turnpike	94,000	CDOT 2024 · milepost 48.0–50.7	
Wadsworth Parkway (SH-121)	32,000	CDOT 2024 · milepost 24.3–25.7	
U.S. 287	47,000	CDOT 2024 · milepost 298.1–298.4	
SH-128, Interlocken Loop	23,000	CDOT 2024 · milepost 7.5–9.0	

Colorado Department of Transportation, annual average daily traffic, 2024 counts, pulled September 16, 2026.



FOX FRONT RANGE CRE

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Offering process

Offers are invited on the real estate as described.

Contact Andrew Fox to arrange a site visit. The building is operating, so visits are coordinated with ownership.

This offering memorandum is confidential and is furnished solely to assist a prospective purchaser in evaluating the property. The information in it has been obtained from sources believed reliable; Fox Front Range CRE makes no guarantee, warranty or representation about it, and a prospective purchaser should verify every fact independently. Any estimates or opinions are for example only. The property is offered subject to prior sale, lease, change of price or withdrawal without notice. Andrew Fox is a licensed Colorado real estate broker.