



COMMERCIAL PAD SITES AVAILABLE

NWC OF N 42ND & 160TH AVE
BRIGHTON, CO 80601

PROPERTY HIGHLIGHTS

Fully-developed pad sites available for sale at the NWC of N. 42nd Ave and E. Bridge St. in Brighton. Excellent access/visibility and strong traffic counts in a very high-growth part of Brighton. The pad sites are located within one mile from a newer King Soopers and many national retailers/food users. Ample surface parking and flexible PUD zoning that allows for a variety of uses.

Pad A can accommodate a standalone or multi-tenant restaurant/retail building, while Pad E is likely best suited for another multi-tenant retail strip building (similar to the existing building on the Western part of the center). Priced to sell!

Pad A	.85 acres (37,102 SF)	\$389,500 (\$10.50/SF)
Pad E	.55 acres (23,829 SF)	\$345,500 (\$14.50/SF)
Property Zoning	PUD	
Parking	Ample surface parking	

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PROPERTY DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2021	8,176	43,740	55,972
2026 Projection	8,815	46,981	60,345
Households	1 Mile	3 Miles	5 Miles
2021	2,611	14,183	18,394
2026 Projection	2,818	15,249	19,844
Income	1 Mile	3 Miles	5 Miles
Average Household	\$124,873	\$99,503	\$99,483



TRAFFIC COUNTS

Along Bridge Street (E. 160th Ave.) - Approximately 8,596 VPD

PROPERTY LOCATION

