

**SORRENTO
SQUARE**

COMMERCIAL
LOTS

FOR SALE
GROUND LEASE
BUILD-TO-SUIT

BROMLEY LANE & 8TH AVENUE - BRIGHTON, COLORADO



**NATURAL
GROCERS**



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PROPOSED SITE PLAN

Approximately 9.55 acres available for sale, ground lease, or build-to-suit.

NOTE: This schematic site plan is for illustrative and marketing purposes only and is not a warranty of what may or may not be constructed on site. Buyers must independently verify all information for their proposed use.

LOT ID	DESCRIPTION	LOT SIZE (SF)	LOT SIZE (Acres)
1	Lot 1, Block 1	76,337	1.752
2	Lot 2, Block 1	75,789	1.740
3	Lot 3, Block 1	62,422	1.433
4	Lot 4, Block 1	78,483	1.802
5	Lot 2, Block 2	56,145	1.289
6	Lot 3, Block 2	66,983	1.538

- Retail
- Senior living center
- Car wash
- Daycare
- Restaurant
- Convenience store



PROPERTY HIGHLIGHTS

Centrally located developed lots with existing infrastructure including curb cuts and utilities to back of curb. Located on 8th Avenue just off one of Brighton’s major arterials, Bromley Lane, and soon to be anchored by a Natural Grocers. Suitable for medical office, professional office, car wash, retail, day care, restaurant and other uses. Excellent demographics in a rapidly developing area.

- Signalized intersection
- Located just off major arterial (Bromley Lane)
- Excellent opportunity in high growth, under-served trade area



PROPERTY LOCATION	Sorrento Subdivision 8th Avenue & East Bromley Lane Brighton, Colorado
COUNTY	Adams
LAND SIZE	Lot 1, Block 1: 1.752 Acres Lot 2, Block 1: 1.740 Acres Lot 3, Block 1: 1.433 Acres Lot 4, Block 1: 1.802 Acres Lot 2, Block 2: 1.289 Acres Lot 3, Block 2: 1.538 Acres
ZONING	C-2 (Restricted Retail and Services)

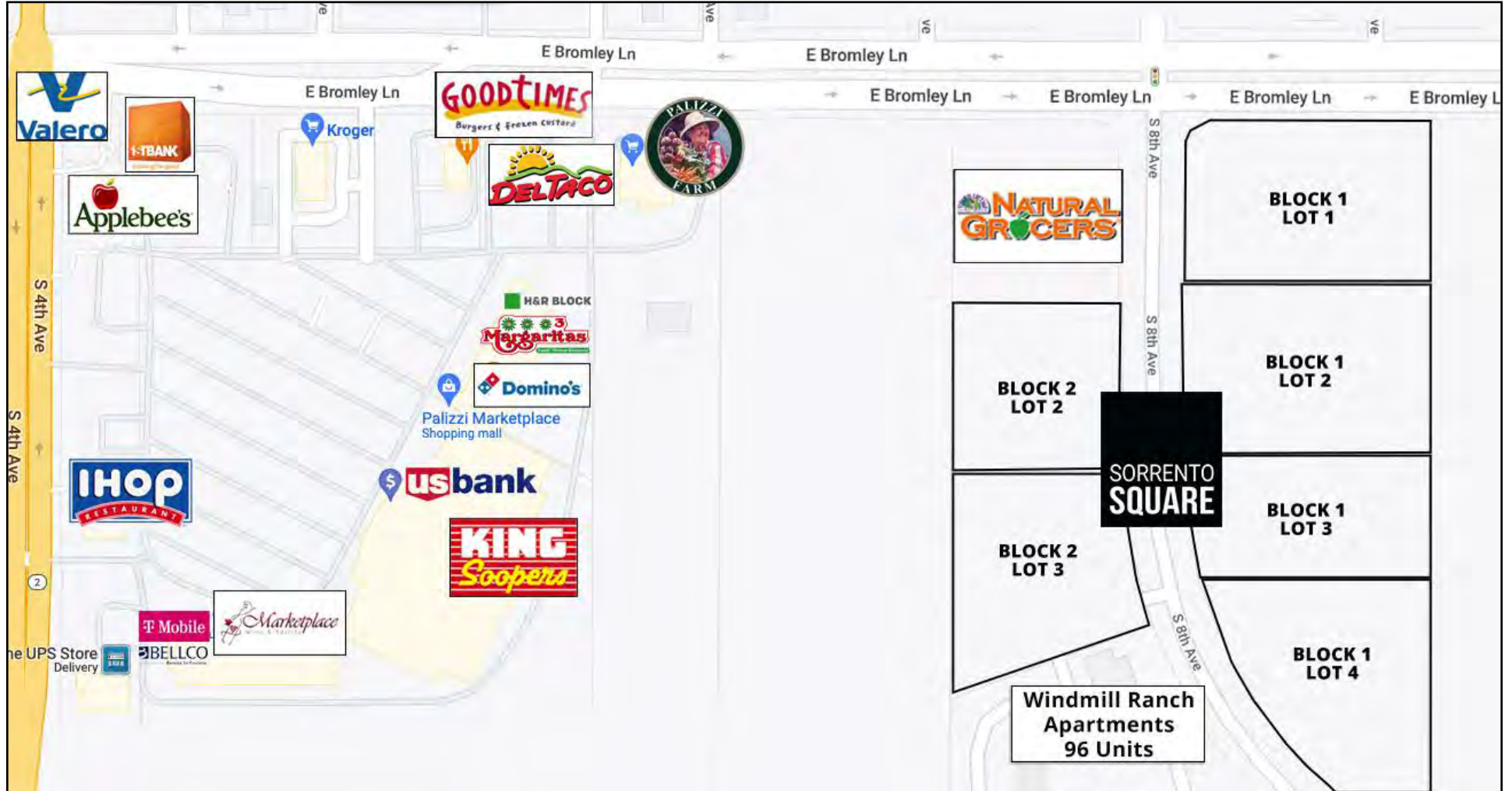
PROPERTY DEMOGRAPHICS


Population	2 Mile	5 Miles	10 Miles
2021	28,324	66,469	248,605
2026 Projection	29,851	71,448	266,540
Households	2 Mile	5 Miles	10 Miles
2021	9,486	22,135	64,536
Income	2 Mile	5 Miles	10 Miles
Average Household	\$87,245	\$113,721	\$113,226
Average Daily Traffic			
East Bromley Lane & 8th Avenue: 21,000 VPD (2021)			

LOCATION SUMMARY



MARKETPLACE



 **Brighton**™ Brighton is a vibrant, close-knit Colorado city that deeply values its history and agricultural roots while embracing progress, innovation and sustainable growth. Conveniently located 20 miles north of downtown Denver, 20 minutes from Denver International Airport and about 30 minutes from Boulder, Brighton residents want to feel like they are part of a small town while having access to the amenities of larger urban areas, making it the ideal location for nearly 40,000 residents. As the county seat for Adams County, there is a large diverse demographic population and a strong, educated workforce. Local industry includes energy, healthcare, retail, hospitality, higher education, agriculture and manufacturing.



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