



PROPERTY HIGHLIGHTS

Prime 2,500 SF retail space in the heart of Downtown Brighton! Enjoy exceptional visibility with large storefront windows facing busy E Bridge Street—perfect for showcasing your brand to constant foot and vehicle traffic. The open floor plan offers flexibility for retail, boutique, or showroom use, with a private office and restroom in the back for convenience. Public off-street parking is just steps away, making it easy for customers and staff alike.

Suite	2,025 RSF
Lease Rate	\$17.00/RSF NNN
Expenses (Est)	\$3.00/RSF
Availability	Immediately
Lease Term	3 – 5 Years
Zoning	DT – Downtown
Parking	Free Public Off-Street

Colorado
Group

FOR MORE INFORMATION



Building
Signage



Foot
Traffic



Parking

Chris Wynja

Broker Associate

303.449.2131 ext 122

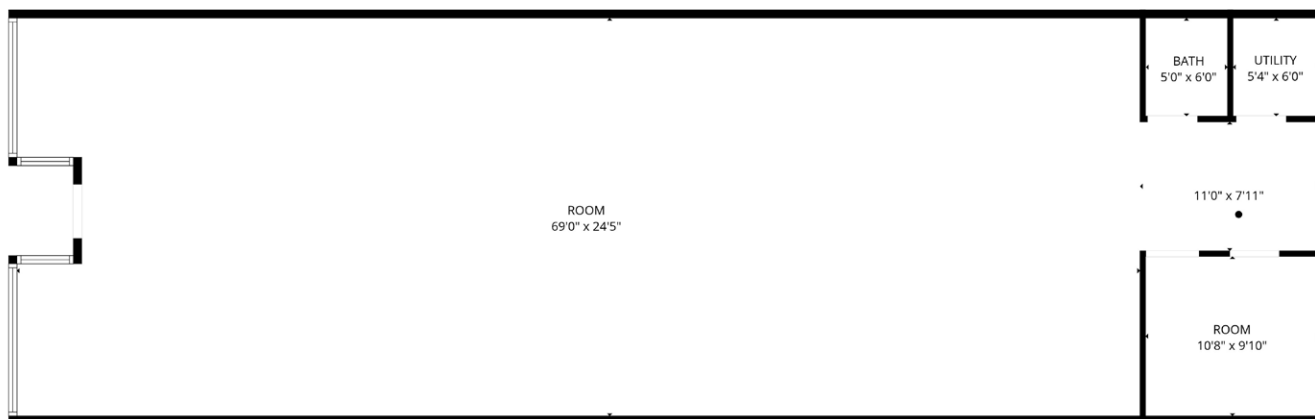
cwynja@coloradogroup.com

BRIGHTON RETAIL GEM ON BUSTLING E BRIDGE STREET

244 E Bridge Street, Brighton, CO, 80601



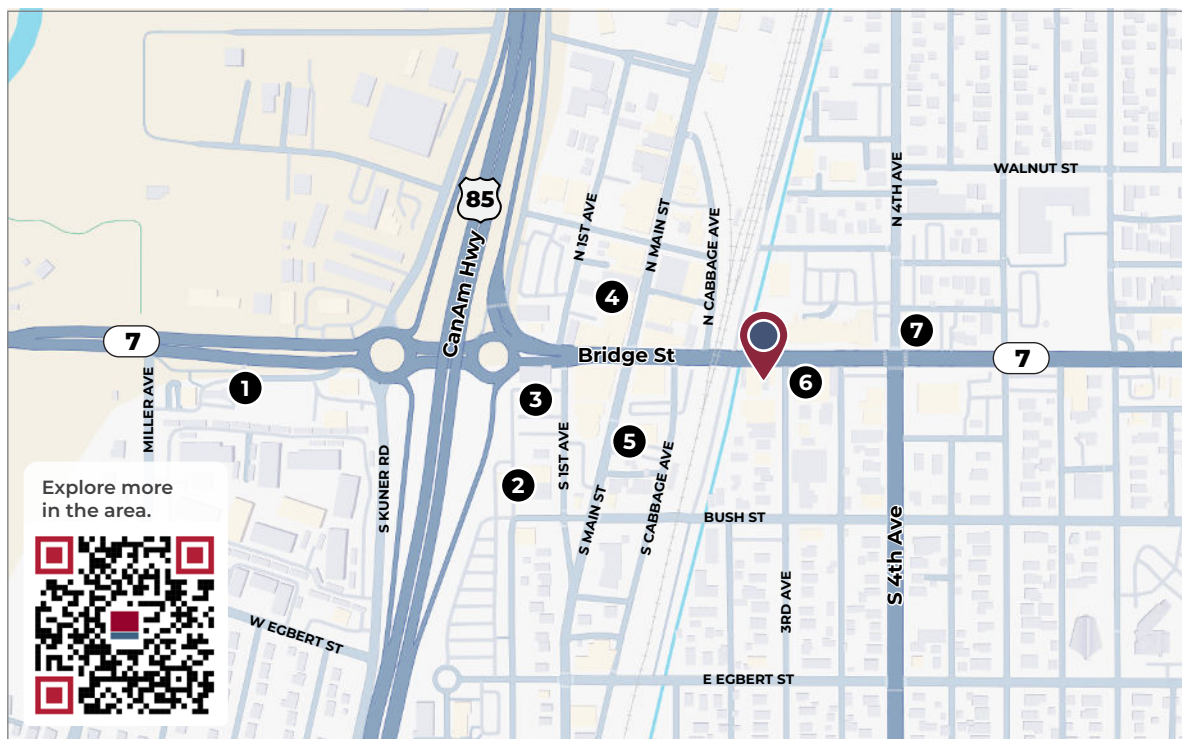
PROPERTY FLOOR PLAN



PROPERTY PHOTOS



244 E BRIDGE STREET
BRIGHTON, CO, 80601



- 1 Dutch Bros Coffee
- 2 Starbucks
- 3 Big Choice Brewing
- 4 La Estrellita
- 5 Wells Fargo
- 6 Surge Spin
- 7 TBK Bank

For a complete disclaimer, please see page one of this brochure.

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