



COMMERCIAL PAD FOR GROUND LEASE OR BTS

17507 S Golden Rd, Golden, CO 80401

Lot Size: .79 Acre

Zoning: Zoned C-2

Deal Terms: Contact Broker

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OFFERING SUMMARY

17507 S Golden Road offers a **±0.79-acre build-to-suit or ground lease opportunity** in a well-established South Golden trade area with full movement access along Golden Road.

The site is **surrounded by daily-needs and national retailers**, including King Soopers, McDonald's, Starbucks, and Taco Bell, and is near the Colorado School of Mines and the future AVERE South Golden mixed-use development, adding 353 residential units.

Zoned C-2, the property allows a broad range of commercial uses, providing a flexible option for users seeking a strategic presence in Golden's south corridor.

PROPERTY HIGHLIGHTS

- Full movement access from S Golden Road
- C-2 zoning allowing a broad range of commercial uses
- Suitable for automotive service or sales, QSR/restaurant, coffee, fueling or EV charging, carwash, medical, veterinary, daycare, and light industrial
- Located near King Soopers and Colorado School of Mines
- Adjacent to the future AVERE on South Golden mixed-use development (353 residential units under construction)
- Strong surrounding retail corridor with national and regional tenants including McDonald's, Starbucks, Taco Bell, Big O Tires, O'Reilly Auto Parts, and Blue Pan Pizza
- Established South Golden trade area with growing residential density and consumer demand

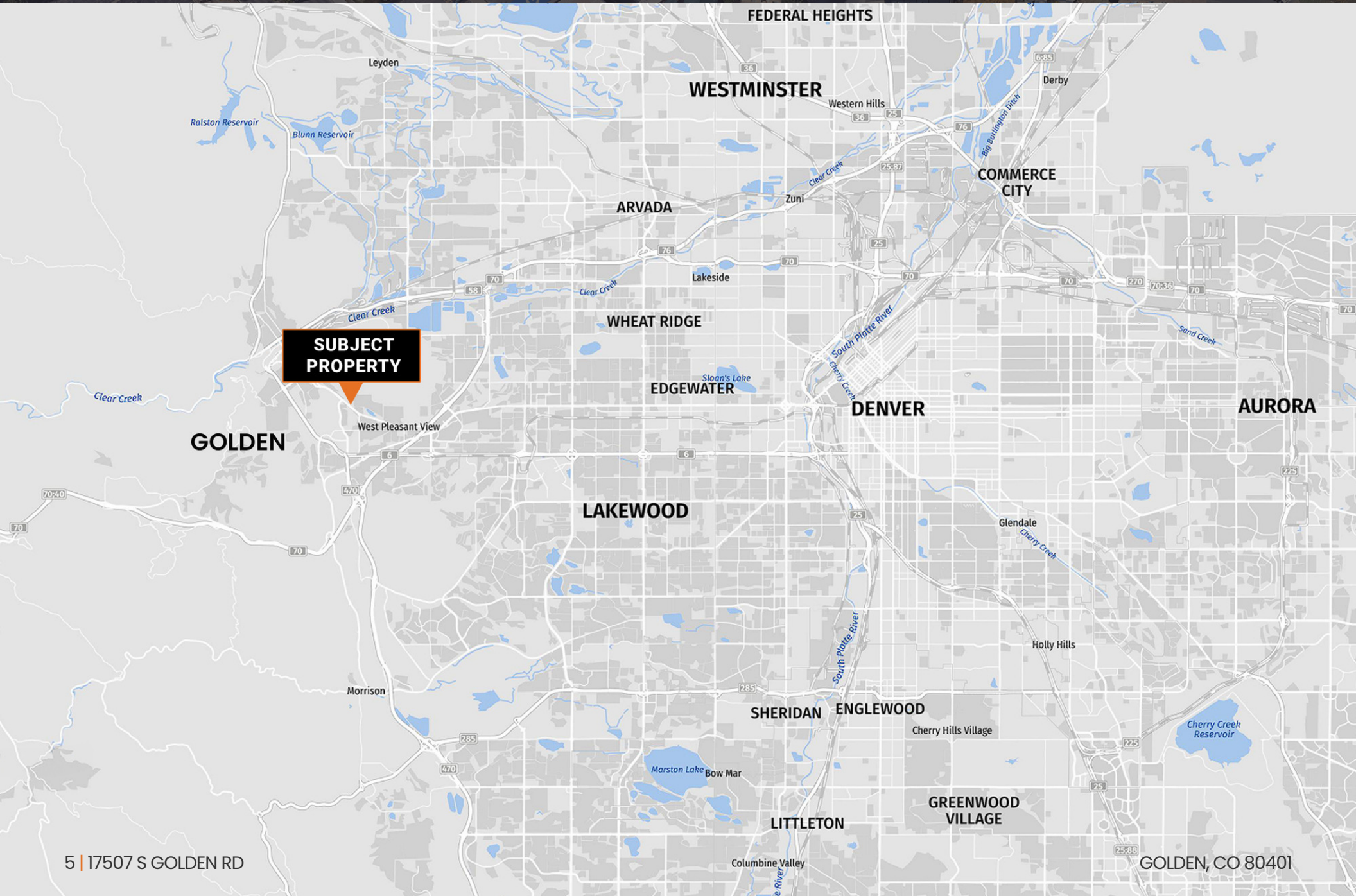


Property Address	17507 S Golden Rd, Golden, CO 80401
Total Lot Size	0.79 Acre (2 Parcels)
Zoning	C-2
Offering	Available for BTS or Ground Lease
Terms	Contact Broker

DEMOGRAPHICS	0.5 MILES	1.5 MILES	3 MILES
Total Households	923	4,616	15,771
Total Population	2,307	11,091	39,649
Total Daytime Population	1,902	16,774	57,777
Average HH Income	\$128,742	\$116,452	\$146,590







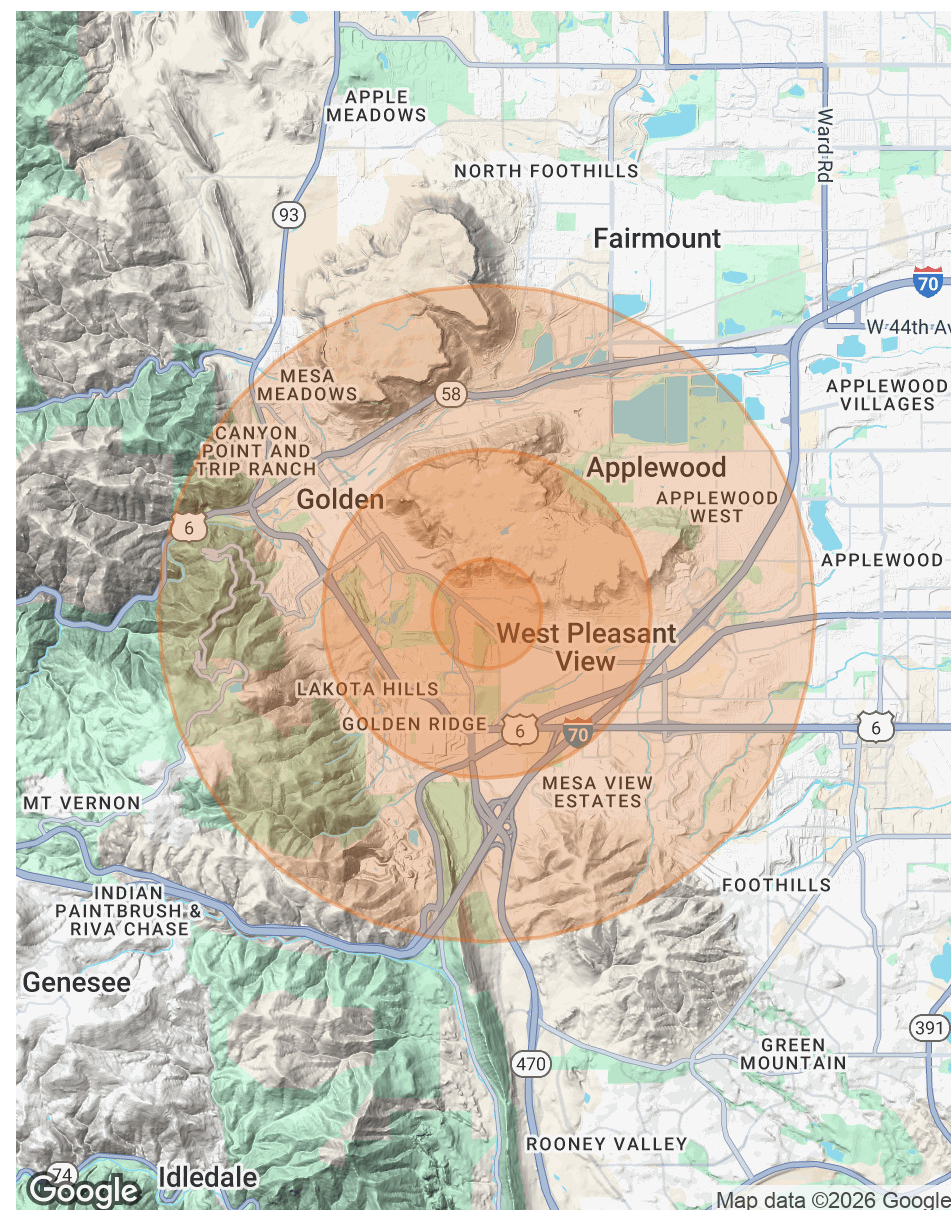
POPULATION

	0.5 MILES	1.5 MILES	3 MILES
Total Population	2,307	11,091	39,649
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME

	0.5 MILES	1.5 MILES	3 MILES
Total Households	923	4,616	15,771
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$128,742	\$116,452	\$146,590
Average House Value	\$780,175	\$716,026	\$853,401

Demographics data derived from AlphaMap



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



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