

## 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

**Daniel Allen** Development Manager | [daniel@henrygroupre.com](mailto:daniel@henrygroupre.com) | 620.664.2035  
**Boston Weir** Principal | [Boston@henrygroupre.com](mailto:Boston@henrygroupre.com) | 303.327.9753



**HENRY GROUP**  
REAL ESTATE

## OFFERING SUMMARY

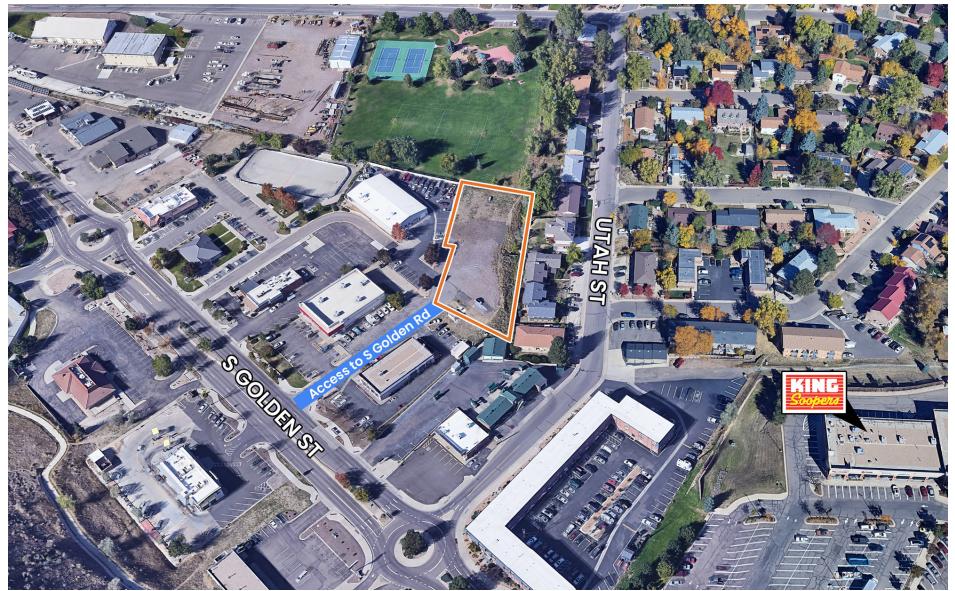
17507 S Golden Road offers a **±0.79-acre build-to-suit or ground lease opportunity** in a well-established South Golden trade area with full movement access along Golden Road.

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	<b>Available for BTS or Ground Lease</b>
Terms	<b>Contact Broker</b>

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





**HENRY GROUP**  
REAL ESTATE

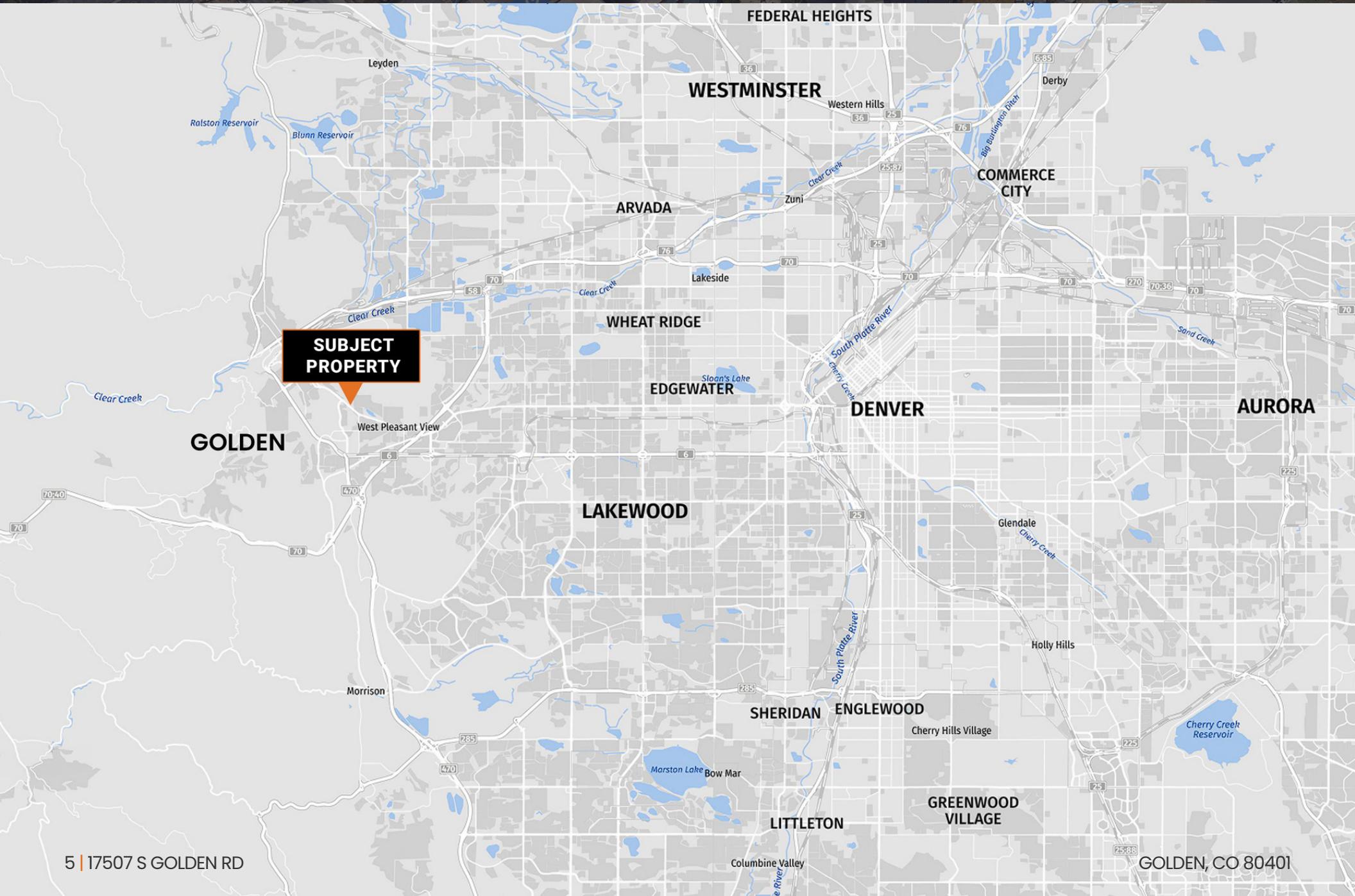
AREA MAP





**HENRY GROUP**  
REAL ESTATE

AREA MAP

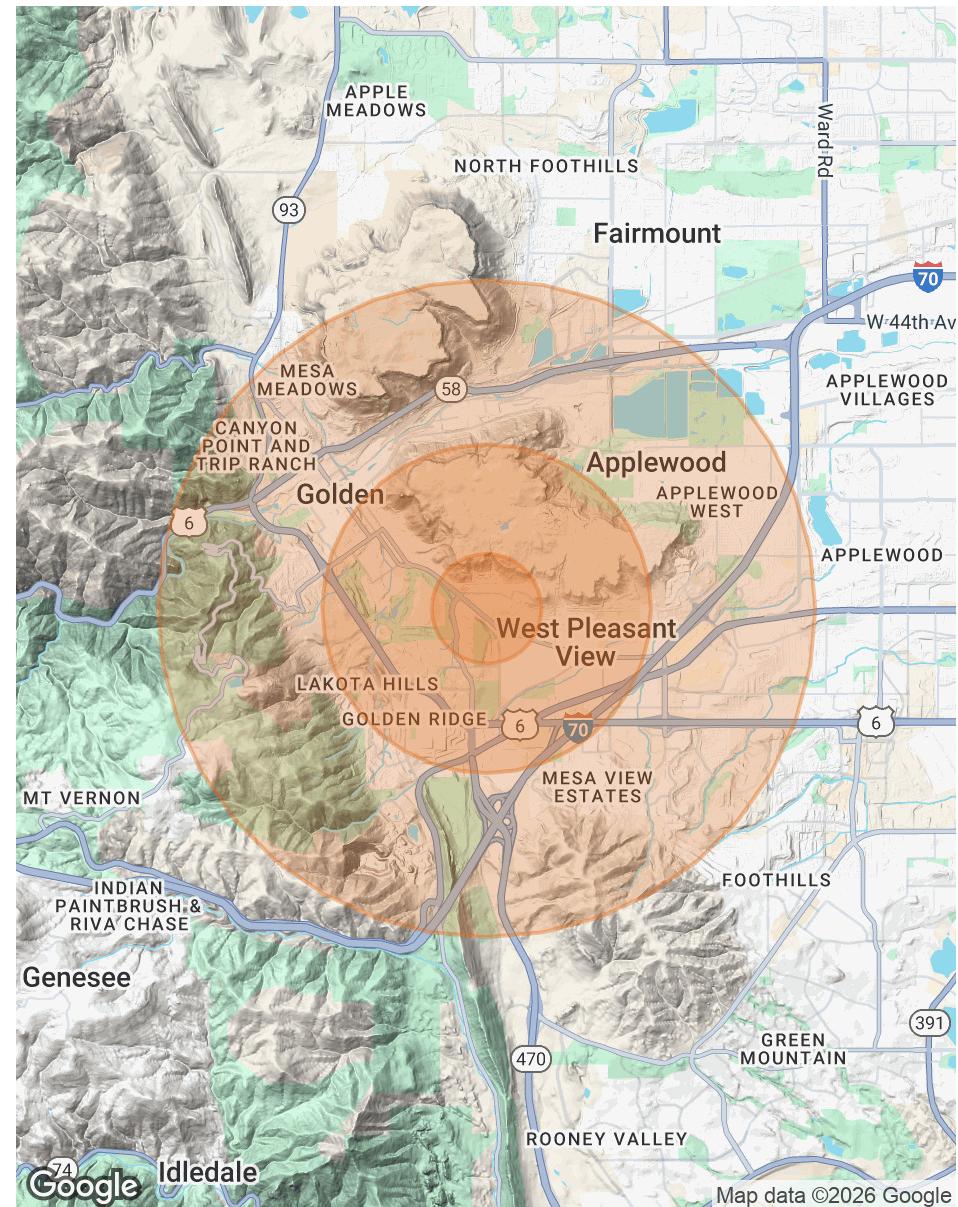




POPULATION	0.5 MILES	1.5 MILES	3 MILES
Total Population	2,307	11,091	39,649
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	41	41	41

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



## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Henry Group, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Henry Group, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Henry Group, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Henry Group, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Henry Group, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.



495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | [www.henrygroupre.com](http://www.henrygroupre.com)

© 2023 Henry Group, LLC. All rights reserved. Equal Housing Opportunity. This is not a commitment to lend.