

MIXED USE FOR SALE & LEASE

280 S MAIN ST, BRIGHTON, CO 80601

280 SOUTH MAIN STREET, BRIGHTON, CO 80601



FOR SALE & LEASE

TRINITY TEAM @ KELLER WILLIAMS

11859 PECOS ST., Suite #200
Westminster, CO 80234



Each Office Independently Owned and Operated

PRESENTED BY:

ERIC FRITZKE

Commercial Broker

O: (303) 539-7661

C: (720) 300-6363

eric@trinityteamre.com

ALEX TOWNSEND

Commercial Broker

C: (505) 932-8104

alex@trinityteamre.com

100106980, Colorado

HOPE SAWYER

Commercial Broker

O: 303-539-5573

hope@trinityteamre.com

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280 SOUTH MAIN STREET



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EXECUTIVE SUMMARY

280 SOUTH MAIN STREET



OFFERING SUMMARY

PRICE:	\$1,000,000
BUILDING SF:	4,633
PRICE / SF:	\$215.84
LEASE RATE:	\$15.00 s/f
LEASE TERM:	Negotiable
LOT SIZE:	0.10 Acres
FRONTAGE:	211"
PARKING:	Surface
PARKING RATIO:	1.73/1000
RENOVATED:	2021
YEAR BUILT:	1919
TYPE:	Mixed Use
ZONING:	DT

Property Description

Situated at 280 S Main St, Brighton, CO 80601, this distinctive storefront retail and residential property offers exceptional versatility and investment potential. Featuring 4,633 total square feet, this Mixed-Use property is located in the heart of Brighton's dynamic downtown district. Property Features:

Main Level:

780 SF of Retail Space, perfect for boutique shops or other commercial ventures.

1,500 SF designated for a Bar/Restaurant, offering a vibrant setting for dining or entertainment.

Upper Level:

Two 1,000 SF apartments (nonconforming), each featuring 2 bedrooms, 1 bathroom, and updated amenities such as a shared balcony, washer/dryer, and modern appliances.

500 SF of storage space.

Originally constructed in 1919, the residential floor underwent a stunning renovation in 2024, blending historic charm with contemporary functionality.

Property Overview

Zoning & Location Advantages

Located within Mixed Use - DT zoning, this property allows for a wide range of commercial applications, including Live/Work opportunities. Its designation within Enterprise Zone and Opportunity Zone provides favorable incentives for investors and entrepreneurs

Location Overview

Investment & Income Potential

This property offers a unique multi-stream revenue model, supported by its fully sub-metered spaces, enabling individualized utility billing for efficient management. The versatile layout unlocks a range of income opportunities, including:

- Residential Leasing: Short-term rentals such as Airbnb or extended-stay accommodations, as well as traditional long-term leasing options, catering to diverse tenant needs.

- Hospitality & Dining: The expansive lower-level space is ideal for a restaurant, café, or boutique hospitality venue, capitalizing on high foot traffic and flexible usage.

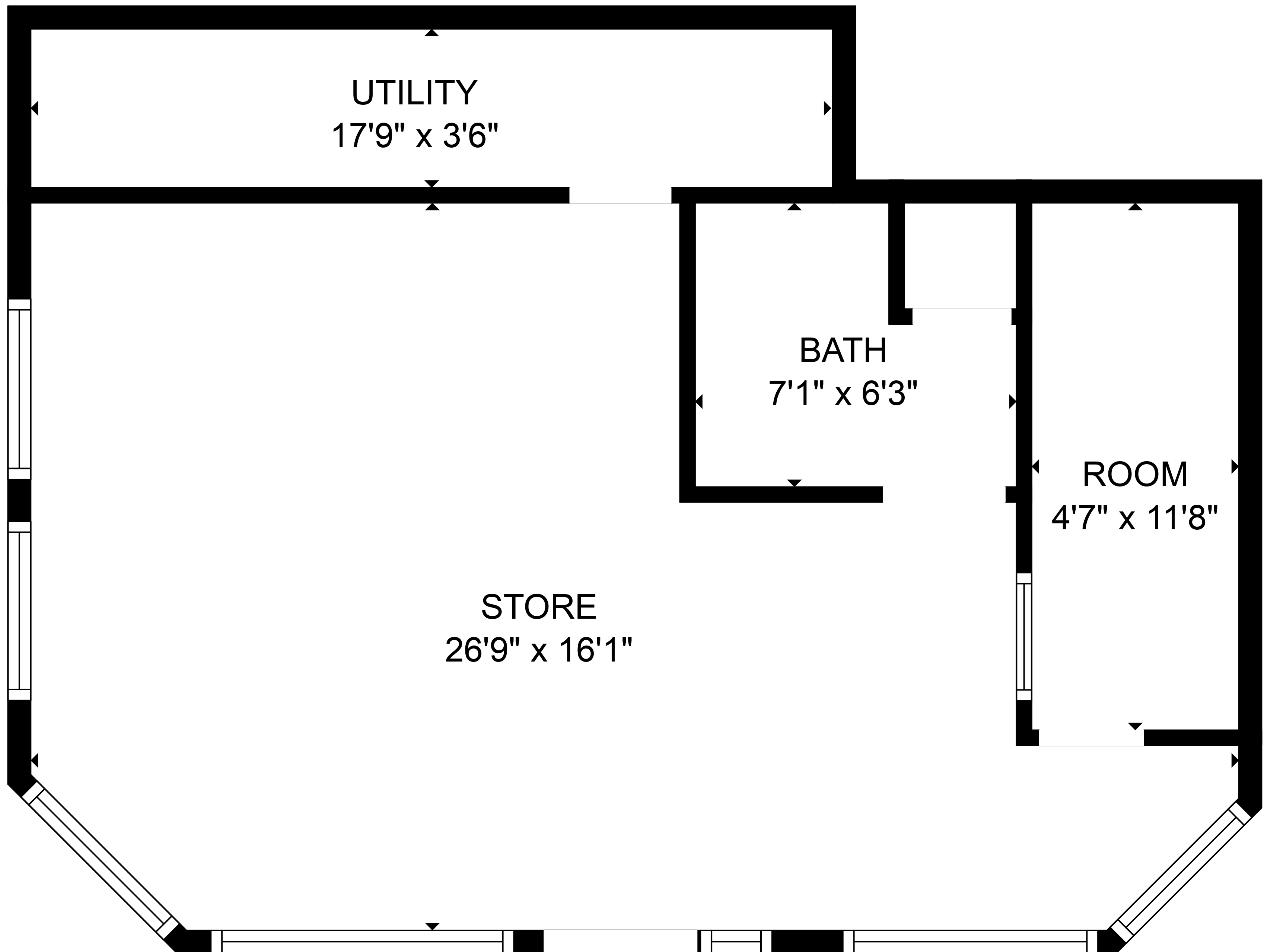
- Retail & Commercial Opportunities: A smaller lower-level unit provides prime retail space, while the entire lower level can be reconfigured into a larger commercial or flex industrial space, maximizing operational potential.

With unlimited use possibilities, this property presents an exceptional investment opportunity, allowing owners to tailor revenue streams to market demand while optimizing profitability

PROPERTY PHOTOS- MAIN LEVEL- LOCKSMITH RETAIL SPACE

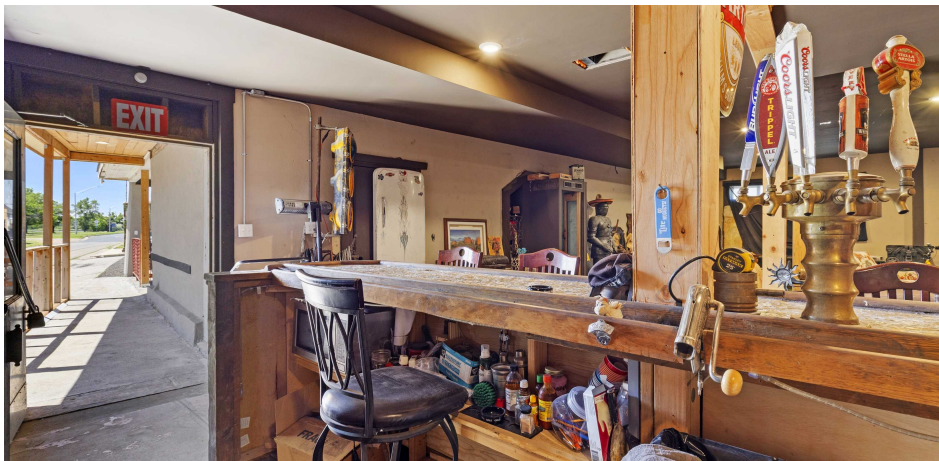
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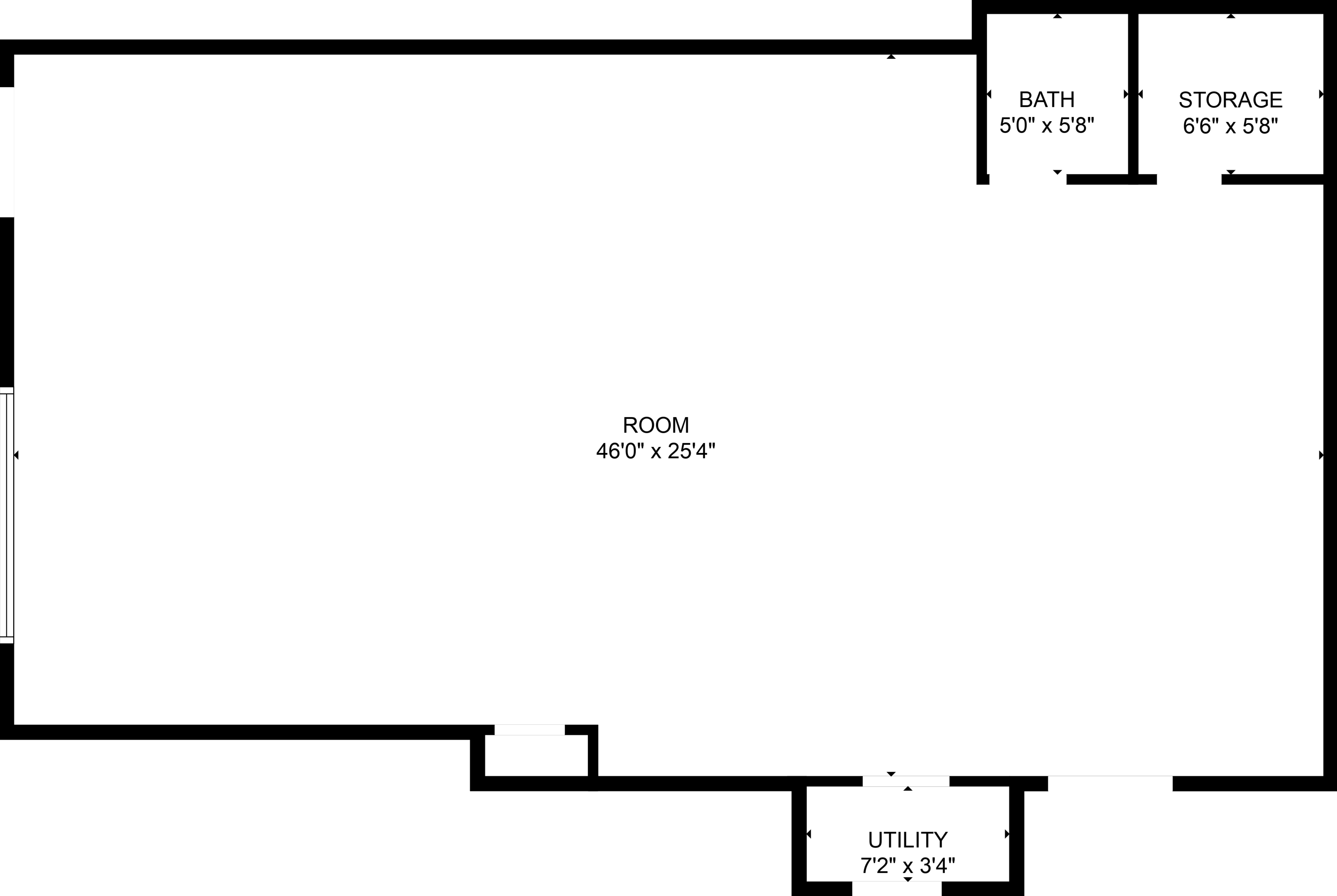




PROPERTY PHOTOS - MAIN LEVEL- BAR/RESTAURANT SPACE

280 SOUTH MAIN STREET

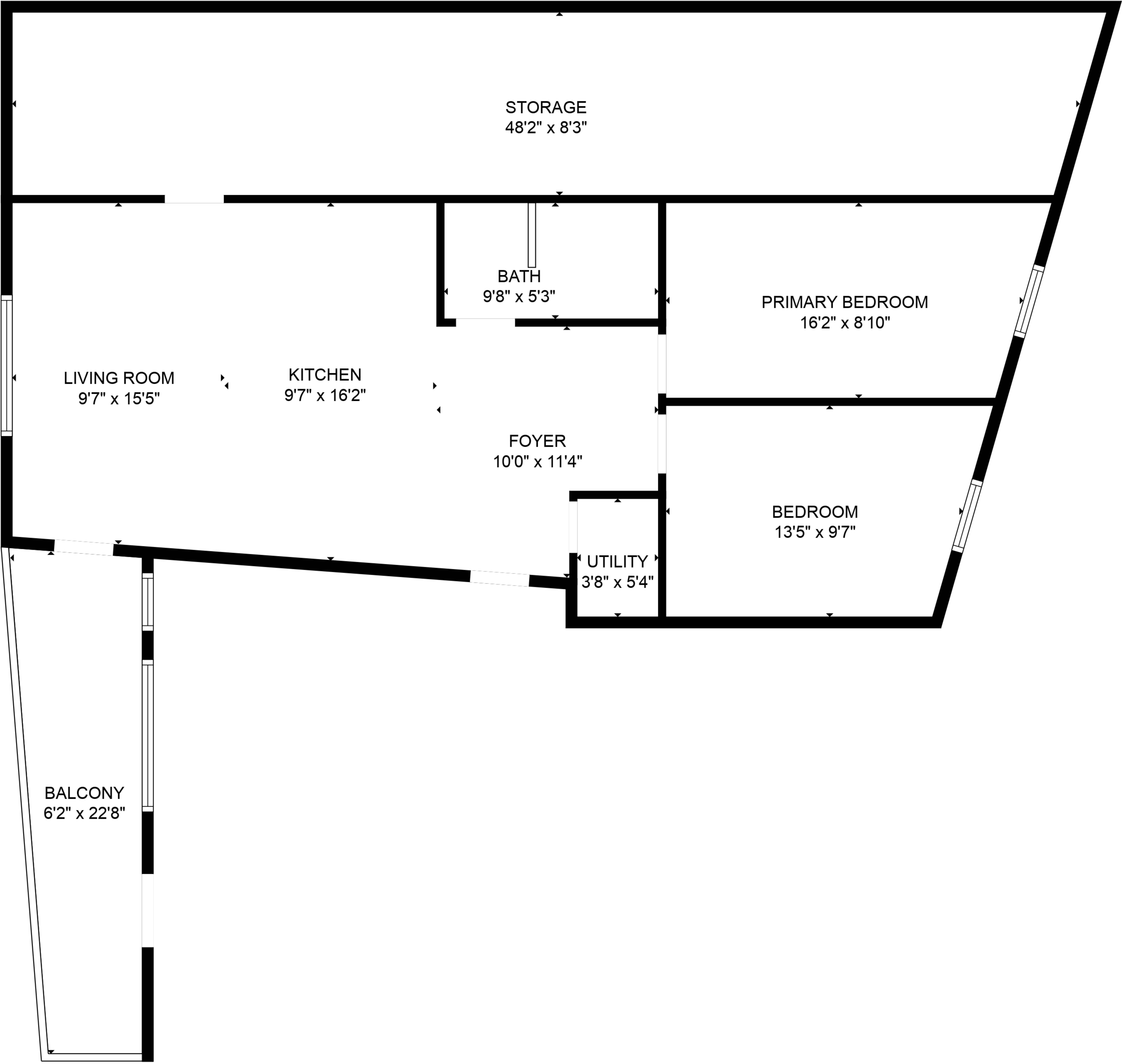




PROPERTY PHOTOS - UPPER LEVEL - LIVING SPACE -1

280 SOUTH MAIN STREET





PROPERTY PHOTOS - UPPER LEVEL - LIVING SPACE -SHARED

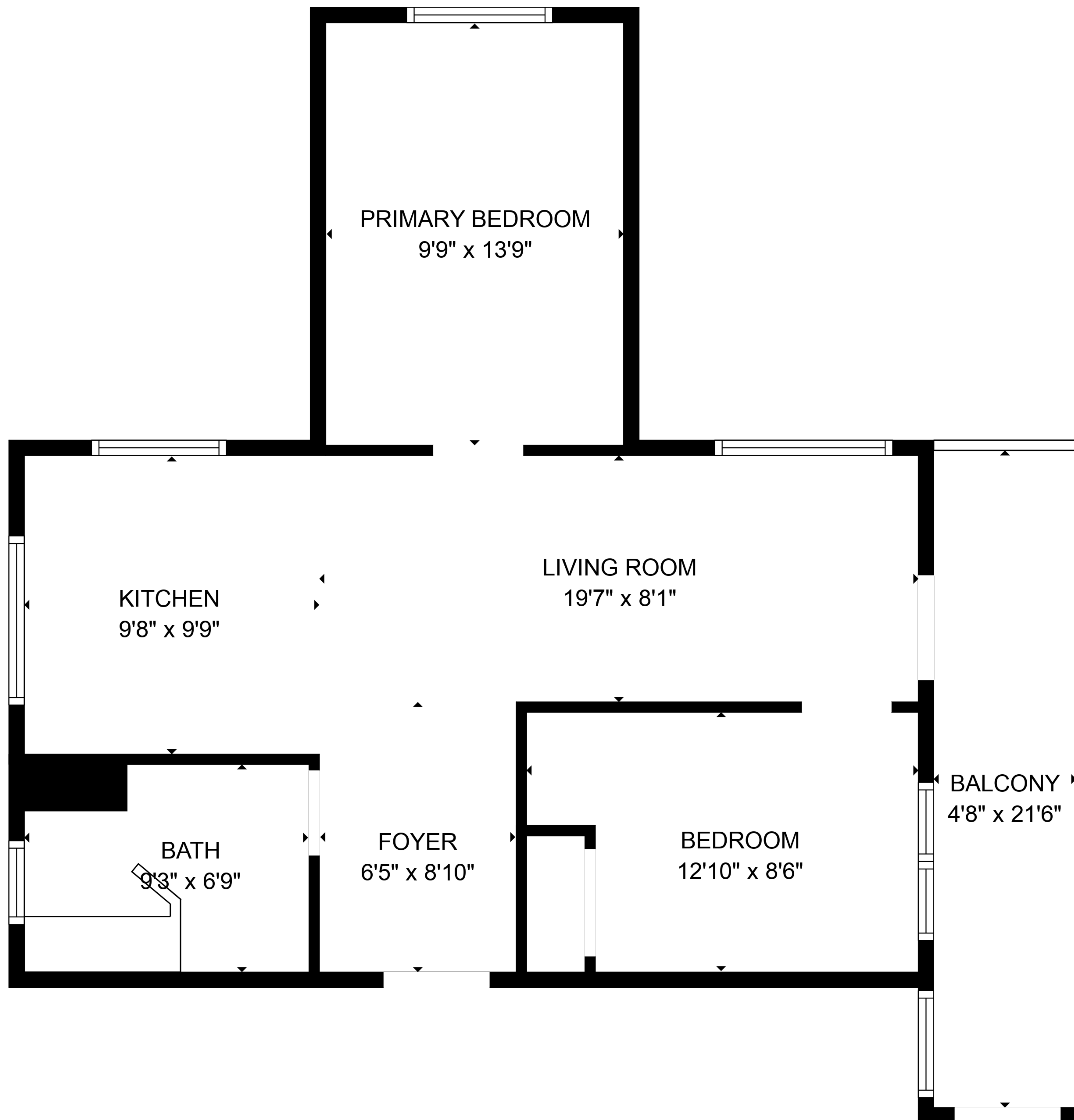
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PROPERTY PHOTOS- UPPER LEVEL - LIVING SPACE -2

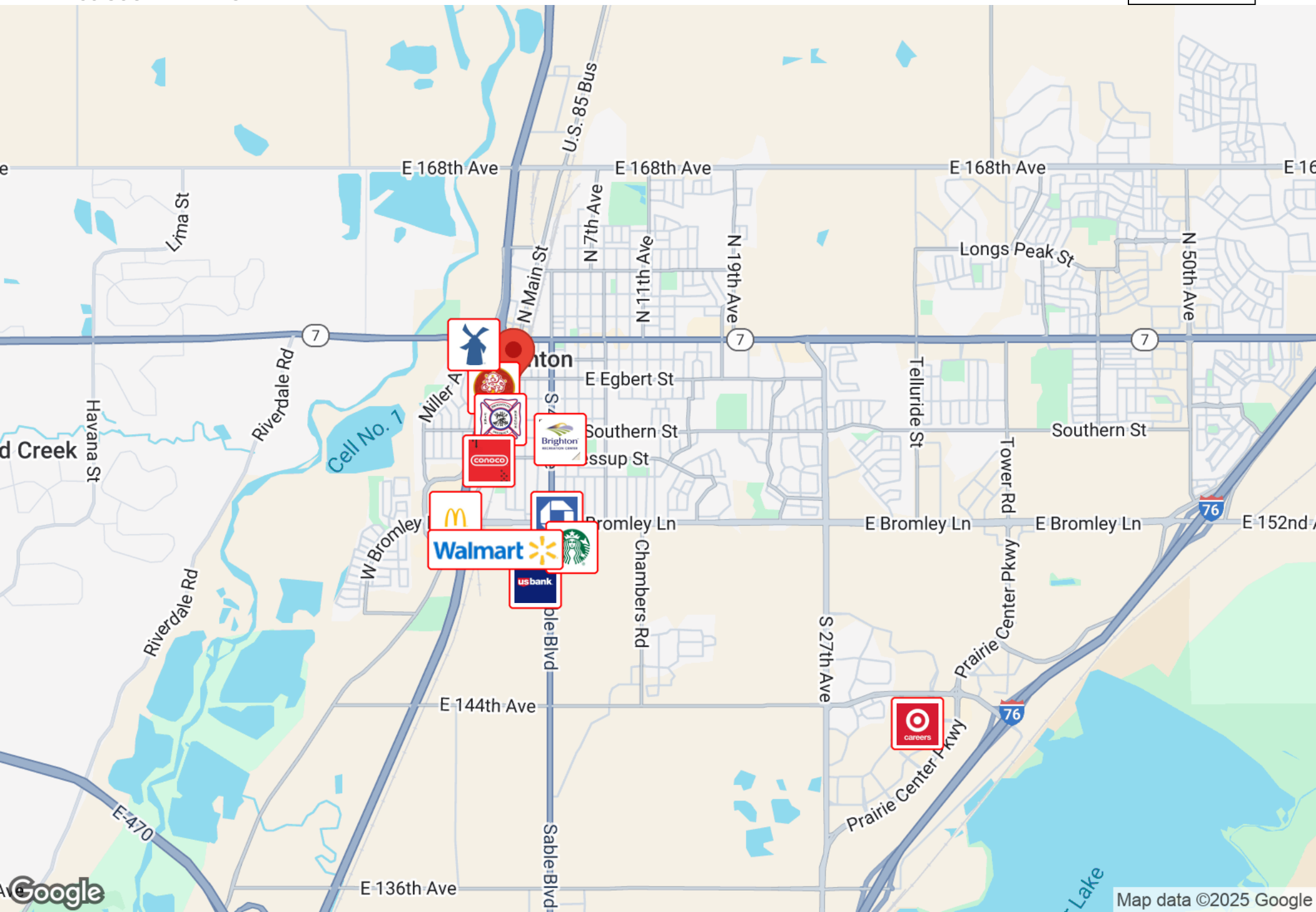
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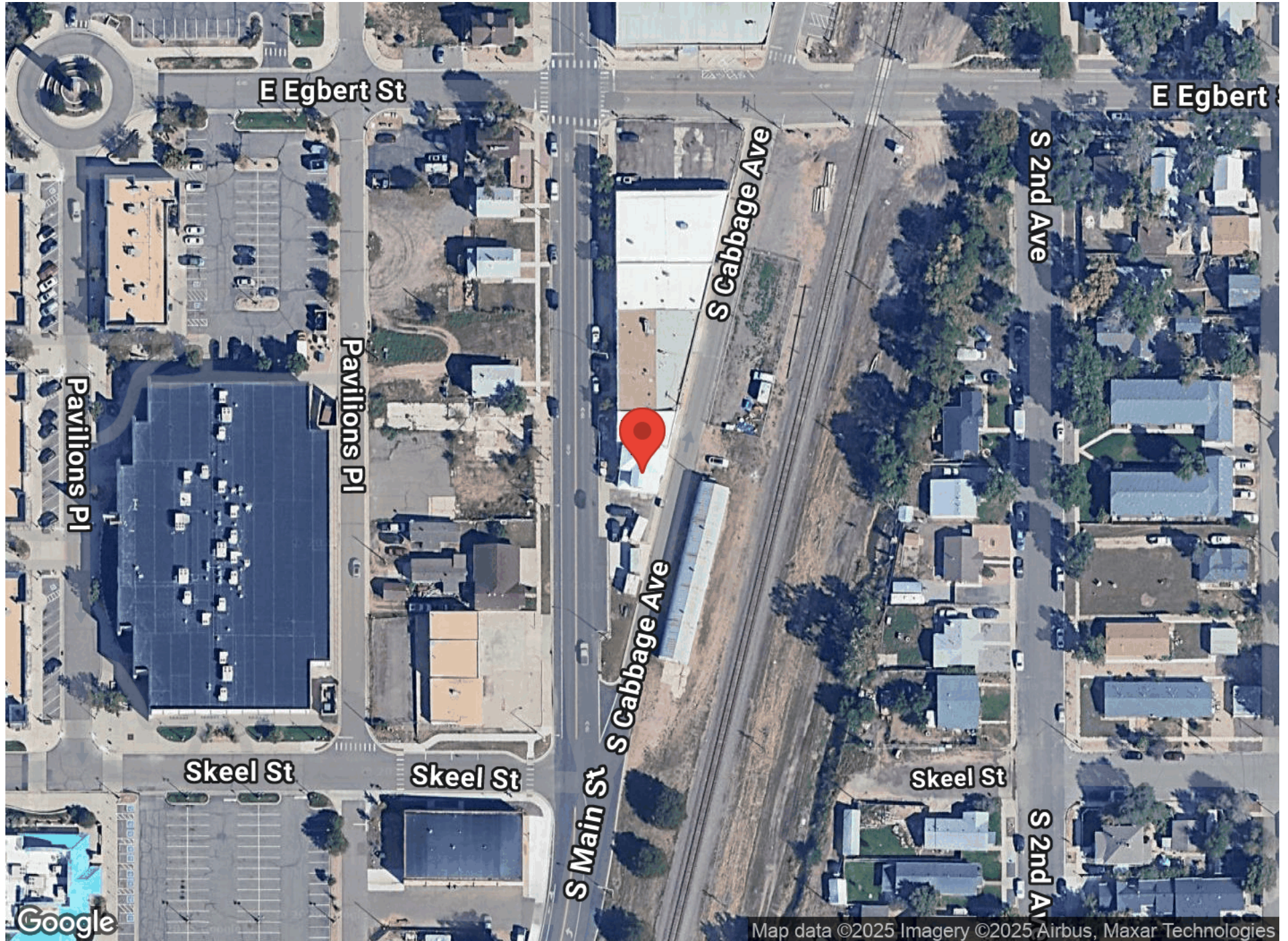
BUSINESS MAP

280 SOUTH MAIN STREET



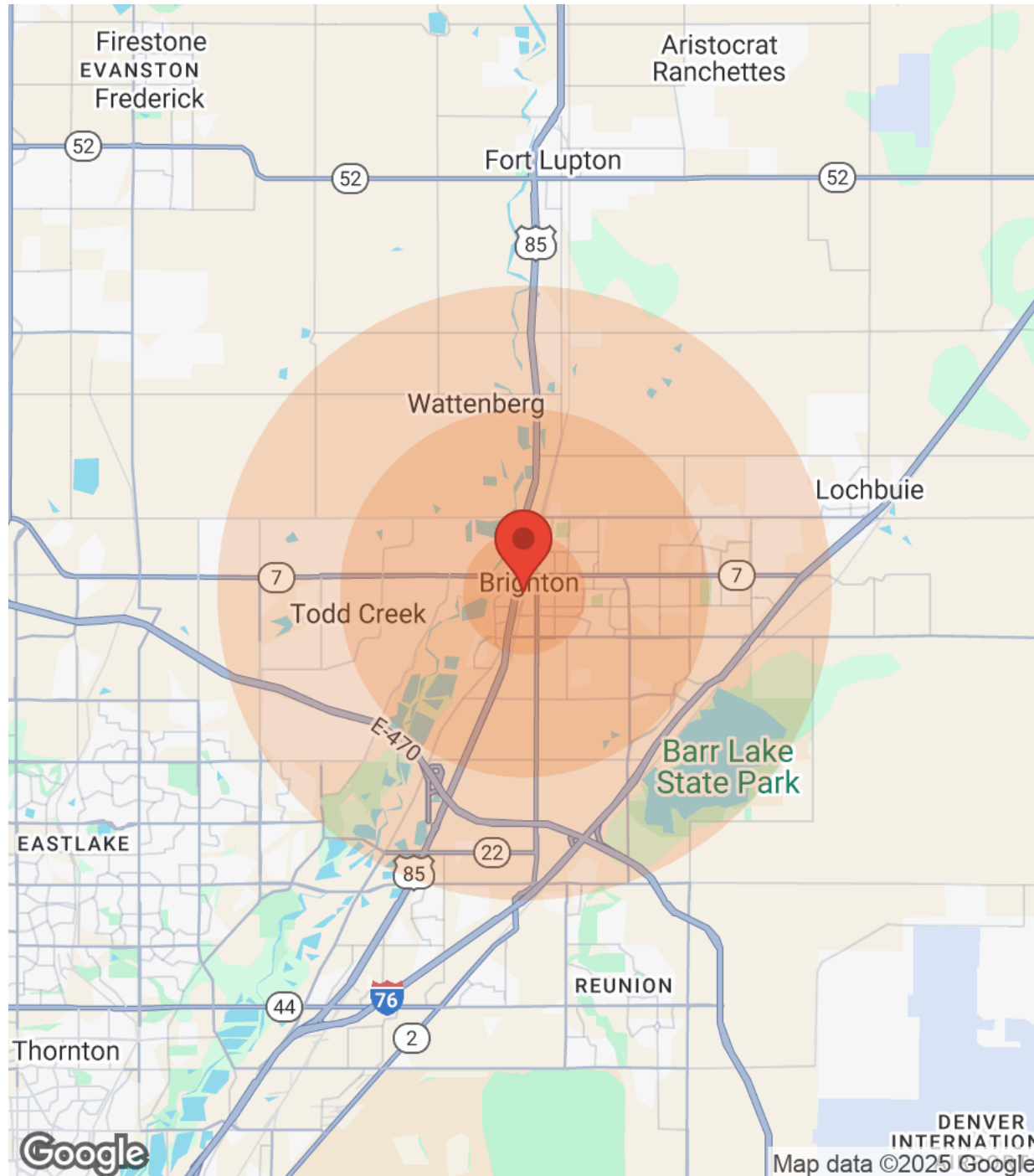
AERIAL MAP

280 SOUTH MAIN STREET



DEMOGRAPHICS

280 SOUTH MAIN STREET



Population	1 Mile	3 Miles	5 Miles
Male	5,741	15,564	28,413
Female	4,831	13,505	25,030
Total Population	10,572	29,069	53,443

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,716	6,963	12,934
Ages 15-24	1,549	3,999	7,503
Ages 25-54	4,333	11,305	18,785
Ages 55-64	952	3,130	5,582
Ages 65+	1,022	3,672	8,639

Race	1 Mile	3 Miles	5 Miles
White	7,684	22,696	44,451
Black	62	261	350
Am In/AK Nat	33	125	155
Hawaiian	N/A	N/A	1
Hispanic	6,321	13,467	17,524
Multi-Racial	5,512	11,814	15,714

Income	1 Mile	3 Miles	5 Miles
Median	\$43,547	\$67,393	\$73,179
< \$15,000	535	857	1,018
\$15,000-\$24,999	383	732	888
\$25,000-\$34,999	619	1,077	1,374
\$35,000-\$49,999	547	1,190	1,982
\$50,000-\$74,999	811	2,009	3,543
\$75,000-\$99,999	566	1,743	3,670
\$100,000-\$149,999	300	1,348	3,469
\$150,000-\$199,999	15	303	985
> \$200,000	26	180	572

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,938	9,603	17,800
Occupied	3,649	9,080	16,888
Owner Occupied	1,780	5,917	12,947
Renter Occupied	1,869	3,163	3,941
Vacant	289	523	912