

722 WASHINGTON AVE. UNITS C 1, 2, 3 | GOLDEN, CO 80401



RETAIL/COMMERCIAL/OFFICE

Approx. 2,085 Sq.Ft.

For Sale: \$1,300,000

Position your business at the premier entrance to historic downtown Golden in a highly visible **corner** retail location with rare outdoor display area and prominent signage opportunities. This ground-floor space offers easy access to Hwy 58, convenient on-site covered parking, and a true front-door presence to Washington Avenue's bustling retail corridor. Directly across from the transformative new Clayworks mixed-use district, this is a once-in-a-generation chance to get in on the ground floor of Washington Avenue's next chapter and capture customers as Golden evolves into an even more vibrant destination for locals and visitors alike.

- Zoned C-1: allowed uses: Office, Medical, Restaurant, Bar, Fitness, Personal Services, Retail, Business Services
- On site surface and covered shared parking and street paking
- NW Corner Exposure at 8th & Washington Avenue
- Adjacent to new Clayworks development and blocks to Clear Creek and Historic Downtown
- Monthly Owner's Association Estimate \$1800 (include Utilities)
- Property Taxes: \$20,070.06 (2025 payable 2026)

Offered Exclusively By:

CHRIS BALL

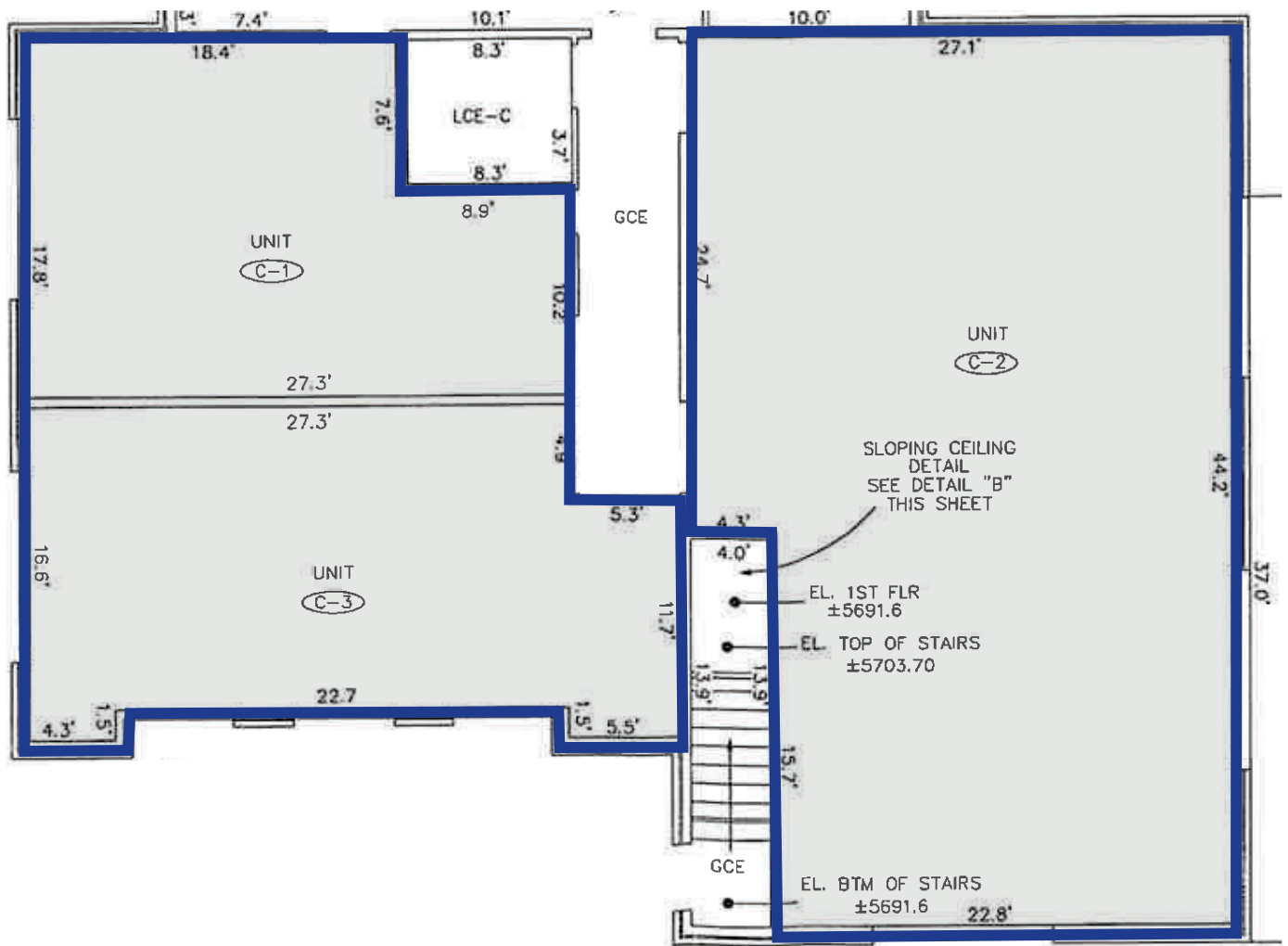
Broker

303.332.6954

chris@ballprop.com

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FLOORPLAN



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16 Acre | 1,000,000 SF | \$900 Million Redevelopment
 Redevelopment of historic CoorsTek/Coors Ceramics site to Class A mixed use to include public plaza and art, office, residential, boutique hotel, parking structure and retail.

CONTACT



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