



FOR SALE

16099 SOUTH GOLDEN RD

**FREESTANDING MIXED USE
AUTO RETAIL/OFFICE**

16099 S Golden Rd
Golden, CO 80401


SPERRY
ROCKY MOUNTAIN

INTRODUCTION

16099 S Golden Rd is a 4,604 square foot freestanding Mixed-Use auto retail/office (previously apartment) property located in Golden, Colorado. The property sits on a 0.34-acre lot with approximately 143 feet of frontage along South Golden Road, which sees traffic counts of approximately 16,600 vehicles per day. The site includes 40 surface parking spaces and is improved with a two-story masonry building originally constructed in 1968 and renovated in 2001.

The asset is positioned in the West Golden submarket near the intersections of South Golden Road and Orion Street and provides strong access to US Highway 6 and the greater Denver metro area. The surrounding area features a dense concentration of service retail, automotive users, and residential neighborhoods, making the property well suited for automotive, service, and retail-oriented users seeking visibility, access, and strong daily traffic exposure.

Price: \$1,650,000

Property Type: Freestanding Mixed Use

Subtype: Retail/Office

Sale Type: Owner User

Building Size: 4,604 SF

Land Area: 0.34 Acres

Year Built: 1968

Renovated: 2001

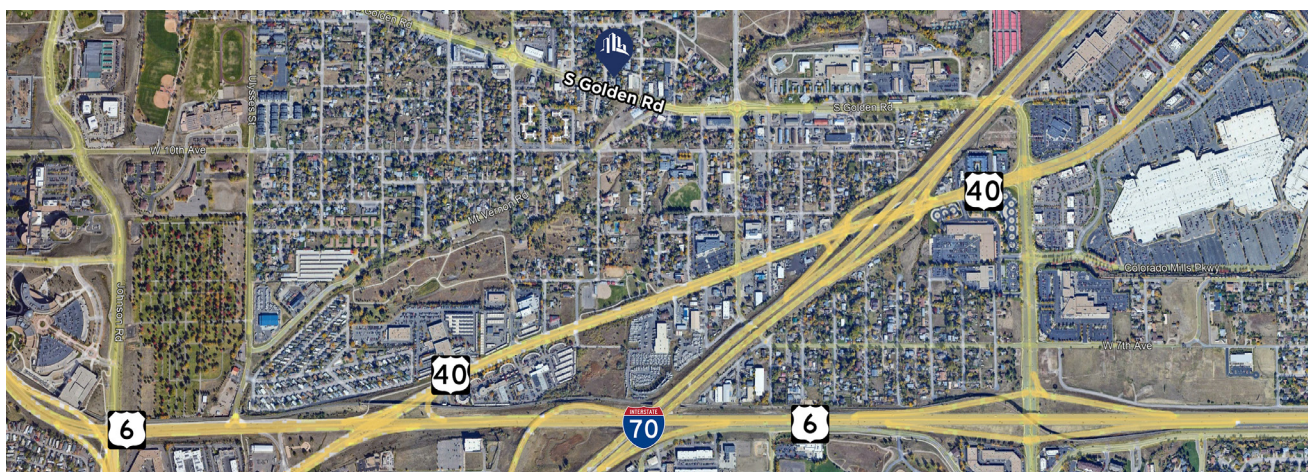
Construction Type: Masonry

Stories: 2

Parking: 40

Zoning: C-1

County: Jefferson





GOLDEN, COLORADO

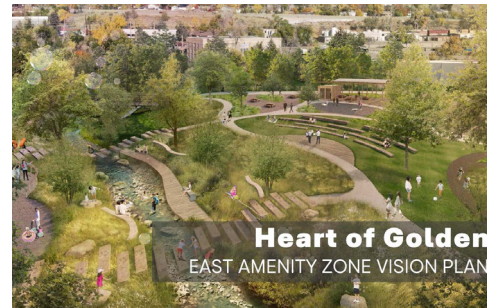


Golden, Colorado is a well-established Front Range community known for its unique blend of historic charm, outdoor lifestyle, and economic vitality. Positioned at the base of the Rocky Mountains, Golden benefits from strong regional draw driven by tourism, recreation, and proximity to Denver, while maintaining a distinct small-town identity that attracts both residents and businesses.

The city offers a diverse mix of cultural, recreational, and dining experiences anchored by Clear Creek, Lookout Mountain, and a vibrant downtown core. Golden's ability to balance natural amenities with steady population growth and employment access has made it one of the most desirable communities in the west metro, supporting long-term real estate demand and resilient property values.

REDEVELOPMENT PROJECT IN GOLDEN BREAKS GROUND

Clayworks will bring 12 million square feet of new office, residential, hotel and retail space to the five-block district.



CITY HALL AND POLICE

The new, consolidated City Hall and Police Station will anchor the southeast corner of Archer Street and 10th Street. From this area, new pedestrian crossings would connect the Civic area to the south with future partnership opportunities to the north.

Due to the sloping grade of the site, the building mass can be reduced along 10th Street, while still providing the necessary scale of the structure. Furthermore, the southern edge provides another public gathering opportunity for events adjacent to the building.

SOUTH GOLDEN ROAD

South Golden Road represents an early-entry opportunity into a corridor undergoing meaningful transition, with clear upside as new mixed-use development is delivered and land values strengthen. Historically characterized by lower-density industrial and service uses, the corridor is actively evolving into a more modern, residential-supported commercial environment.



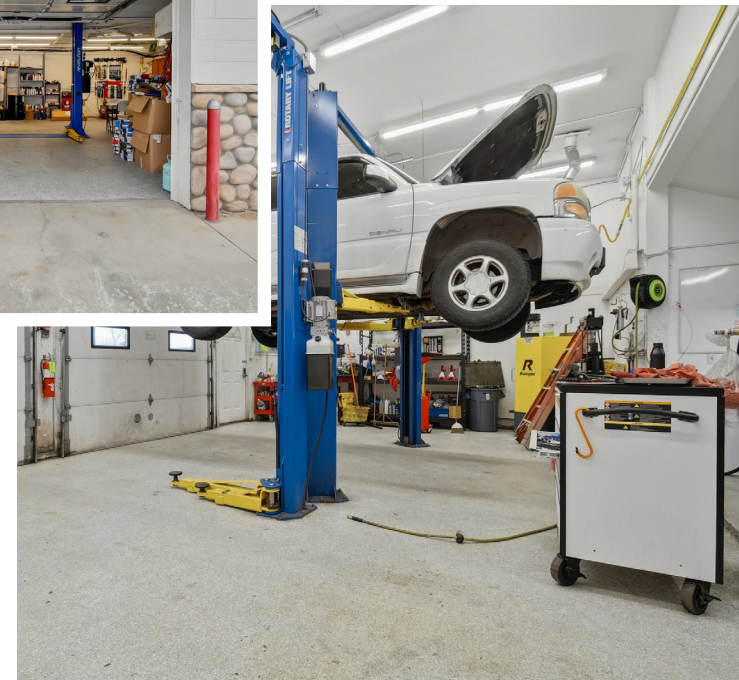
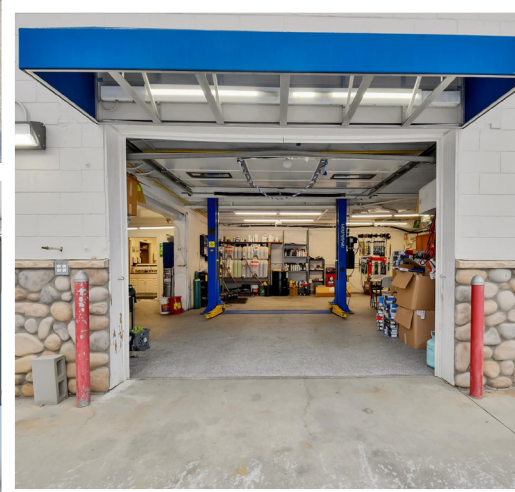
Significant residential growth is already underway, led by REVA Development's AVERE on South Golden — a 353-unit mixed-use project on approximately 14.4 acres — alongside additional approved projects totaling hundreds of apartment units, townhomes, and new retail space fronting South Golden Road. These developments signal increasing market confidence and a rapidly expanding customer base that will support neighborhood-serving retail and service uses.

This growth is reinforced by an improving amenity mix, with established destination operators such as Barrels and Bottles helping anchor the corridor and accelerate its shift toward experience-driven and community-oriented retail. Public-sector investment further supports the long-term outlook, as roadway safety and functionality improvements aligned with FHWA "road diet" concepts enhance walkability, traffic flow, and overall livability as density increases.

Collectively, these factors position South Golden Road as a compelling infill growth corridor, offering investors and users the opportunity to secure a foothold ahead of full stabilization, while benefiting from strong fundamentals driven by housing delivery, infrastructure investment, and evolving consumer demand.









Denver Market Summary

Denver's retail market continues to benefit from an exceptionally low availability rate, limited new construction, and a resilient consumer base. However, net absorption has fallen to lows not seen since the height of the pandemic in 2020, largely driven by national-level bankruptcies and store closures earlier in the year. As broader economic uncertainty mounts, coupled with Denver's slowdown in population growth, some signals are pointing to a potential slowdown.

Net absorption rebounded into positive territory in 25Q3, but this improvement came after three consecutive quarters of negative absorption, the longest stretch in five years. Big-box store closures from companies including Macy's, Joann Fabric, and Party City accounted for some of the biggest recent demand losses. In contrast, suburban retail centered around convenience-oriented shopping has outperformed, particularly for grocery-anchored and quick service restaurant spaces. At 4.8%, the retail availability rate remains substantially lower than the pre-pandemic five-year average of 5.7%.

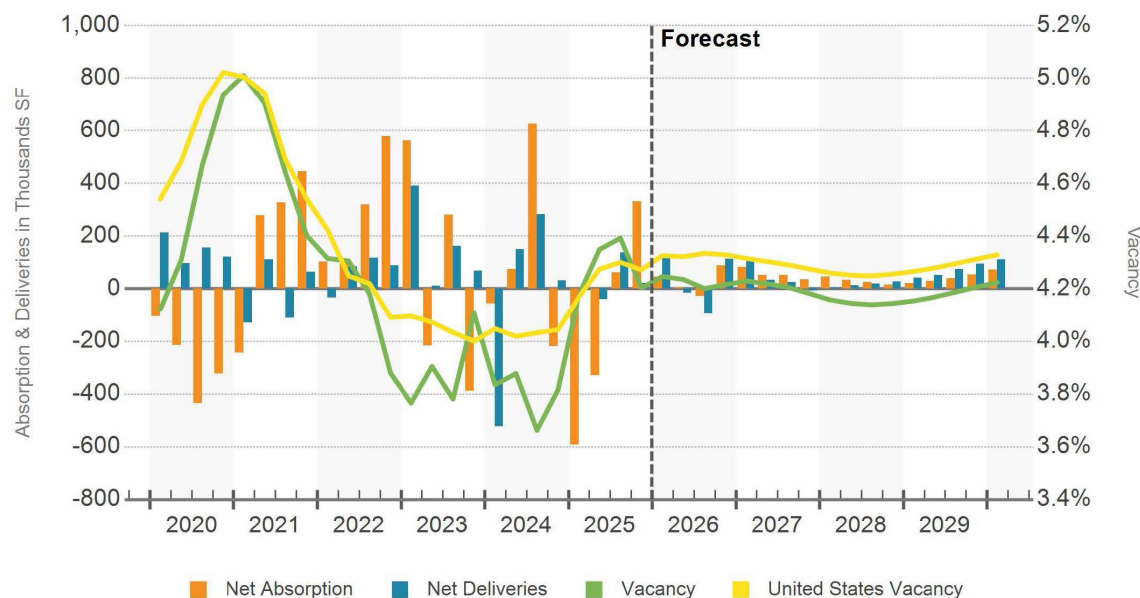
Denver's construction pipeline remains subdued, and the projects that move forward overwhelmingly consist of

freestanding build-to-suits. Retail inventory has grown at the slowest pace of all major asset types in Denver, helping to restore balance in the market.

In the current high-interest rate environment, the buyer pool has shifted predominantly to small private investors who target single-tenant net-leased deals valued under \$5 million. Cap rates in this tier tend to be on the lower end of the spectrum but have generally moved upward since the beginning of 2022 by about half a percentage point and now average in the mid-5% range. The number of deals closing above \$5 million is limited, with the largest deals in the past year focused on value-added plays with higher cap rates owing to the heightened risk in this tier and the more management-intensive nature of these assets.

Denver's retail market is projected to remain tight into 2026 due to limited new construction and renewed demand. Retail sales growth has outperformed in recent years, indicating that retailers are doing more with less by focusing on efficiency in this continuously evolving sector.

NET ABSORPTION, NET DELIVERIES & VACANCY



With a population of just over 3 million, Denver is the largest metropolitan area in Colorado and a key economic hub for the Rocky Mountain region. The city is centrally located in the U.S., giving residents and businesses direct flight access to all major cities across the country. The Denver International Airport ranks as the third-busiest airport in North America and has become a major economic driver, generating over \$47 billion annually. Denver's outdoor recreational lifestyle, combined with high-paying job opportunities in technology, advanced manufacturing, and aerospace, have attracted new residents to the market.

Denver's population is younger and more educated than the national average. Corporate relocations and expansions accelerated in the 2010s, shaping the region into a diversified and dynamic economy. However, economic growth has slowed following the coronavirus pandemic, tempered by Denver's high cost of living and doing business. Denver has fallen in recent job and GDP rankings relative to other major markets, ranking 48th and 46th, respectively.

Population growth in the Denver metropolitan area has moderated compared to the rapid expansion of the 2010s when the region's economic diversification into higher paying industries attracted talent from across the country. The region has grown 0.8% over the past year,

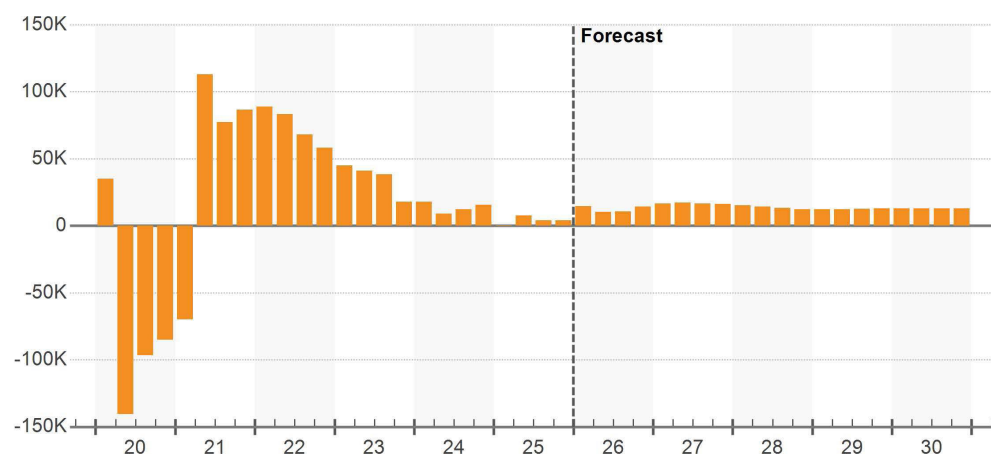
compared to the pre-pandemic 10-year annual average of 1.6%. Population totals 3.07 million people, ranking Denver as the 18th- largest metropolitan area in the U.S.

While population growth has slowed in recent years, the region attracts a younger demographic, largely due to the area's outdoor and recreational lifestyle. Roughly 23.2% of Denver's population is between 24 and 34 years old. A younger demographic has supported continued natural population growth as this segment of the population tends to drive higher levels of family and household formation.

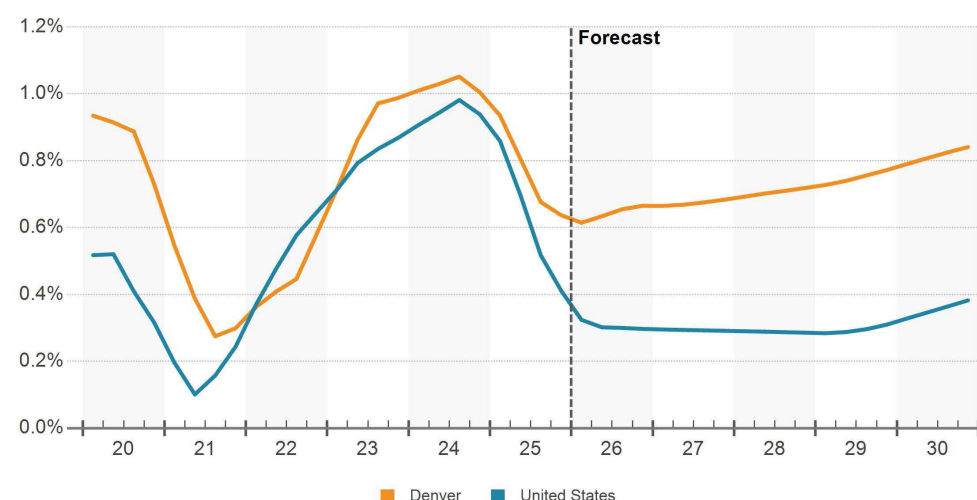
Denver's economy is diverse, with strong representation in technology, aerospace, financial activities, and energy. The region's labor force is highly educated, with nearly 50% of the population holding a bachelor's degree or higher, well above the national average of 36%. While corporate relocations and expansions have slowed in recent years, Denver's educated workforce has attracted smaller startups, particularly in technology, advanced manufacturing, and aerospace.

Denver's slowing population and job growth are notable headwinds for the local economy. However, the region's highly educated workforce, diverse mix of industries, and growth tied to high paying jobs should support the region's long-term economic outlook.

NET EMPLOYMENT CHANGE (YOY)



POPULATION GROWTH (YOY %)



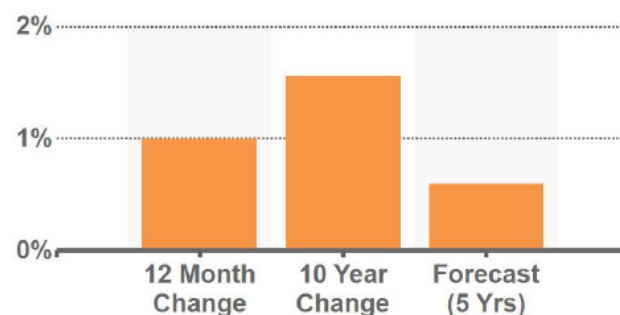
Demographic Category	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
	Metro	US	Metro	US	Metro	US	Metro	US
Population	3,079,028	342,186,125	0.6%	0.4%	0.9%	0.6%	0.7%	0.3%
Households	1,289,753	134,019,828	0.9%	0.7%	1.6%	1.0%	1.0%	0.6%
Median Household Income	\$108,508	\$83,682	3.1%	2.7%	4.4%	4.1%	3.9%	3.5%
Labor Force	1,788,450	170,954,391	1.0%	1.2%	1.6%	0.8%	0.6%	0.2%
Unemployment	4.8%	4.3%	0.2%	0.2%	0.2%	-0.1%	-	-

Source: Oxford Economics

POPULATION GROWTH

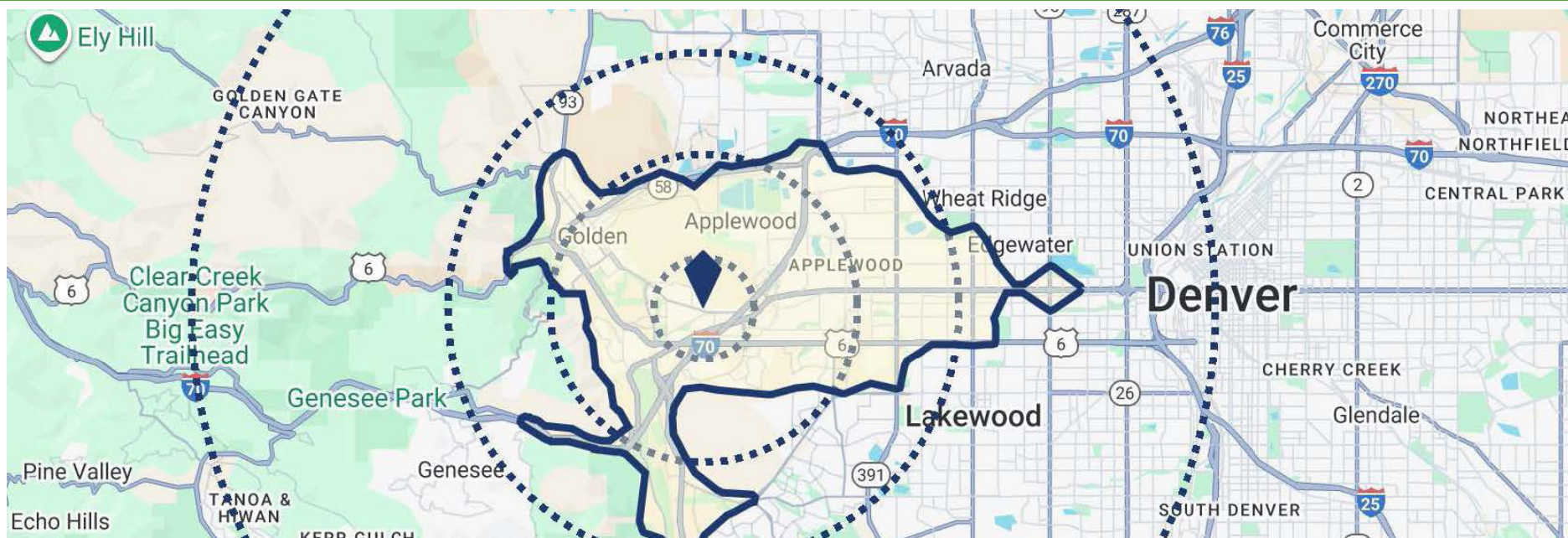


LABOR FORCE GROWTH



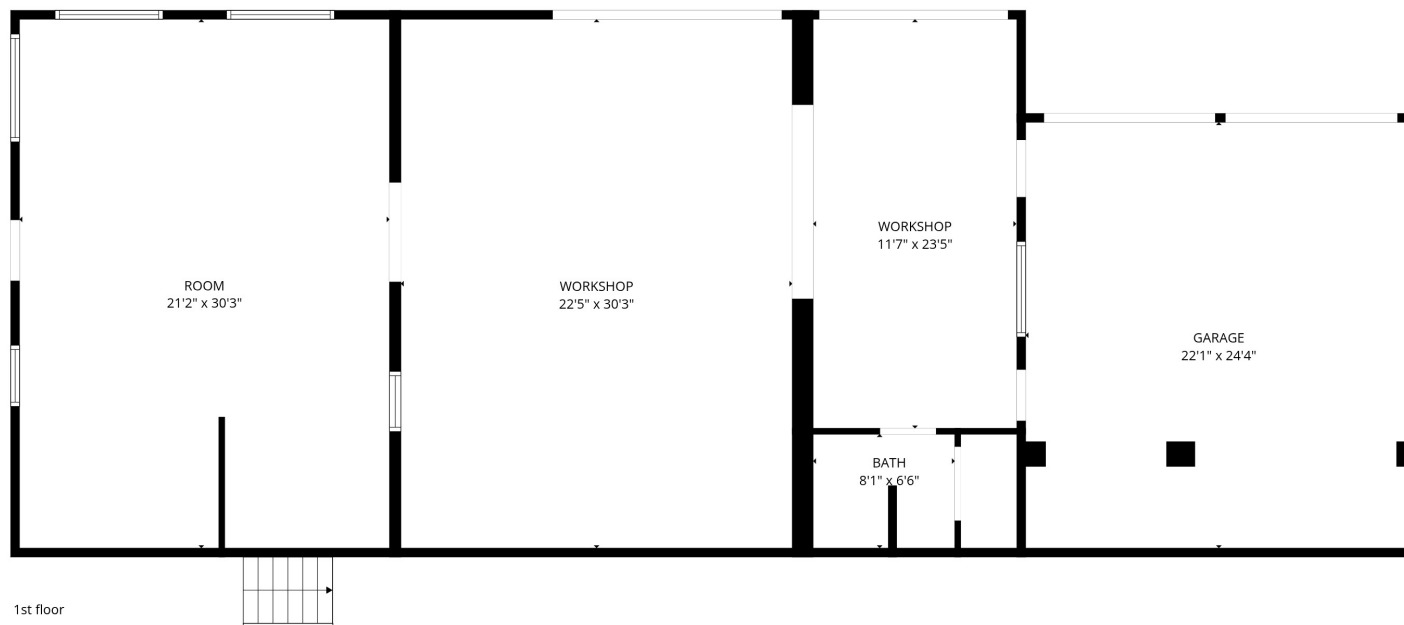
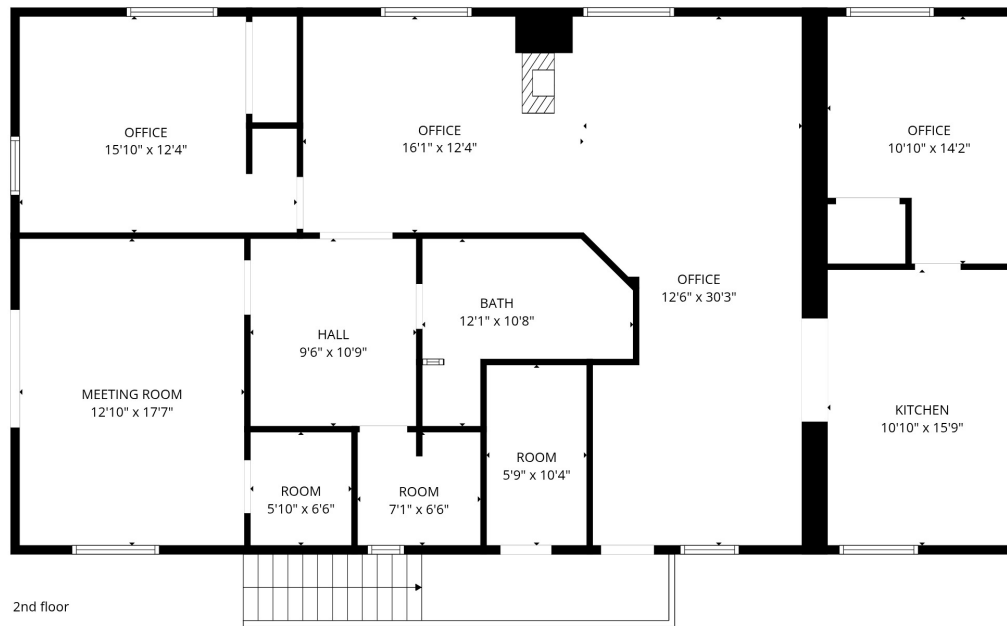
INCOME GROWTH

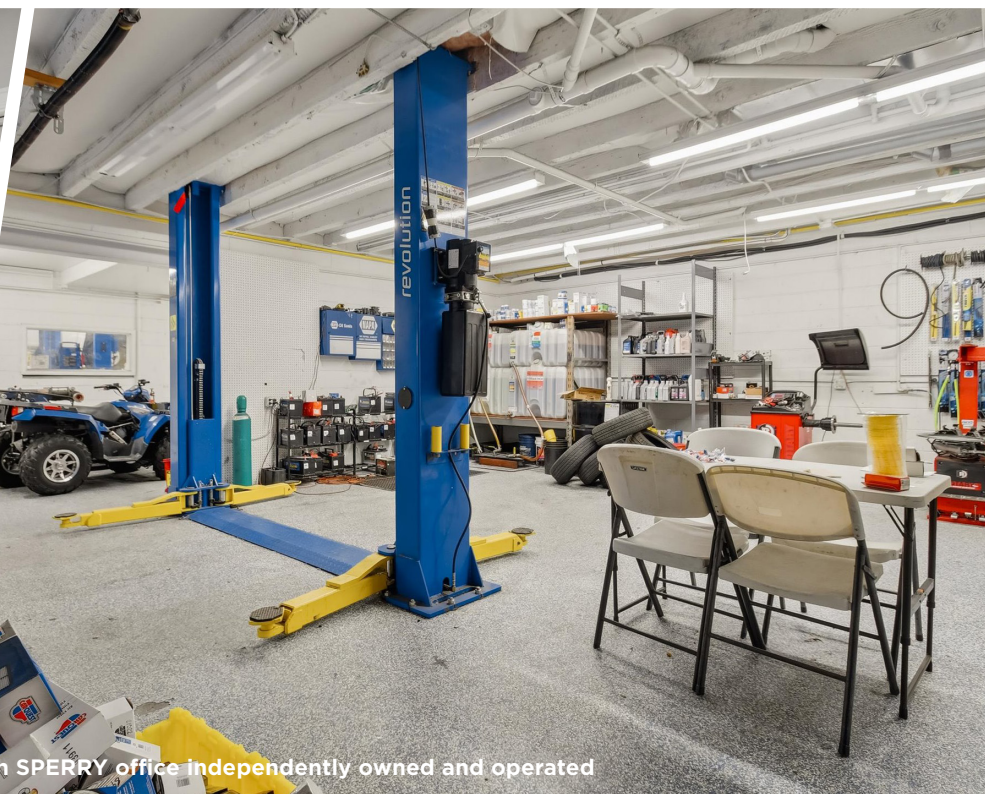




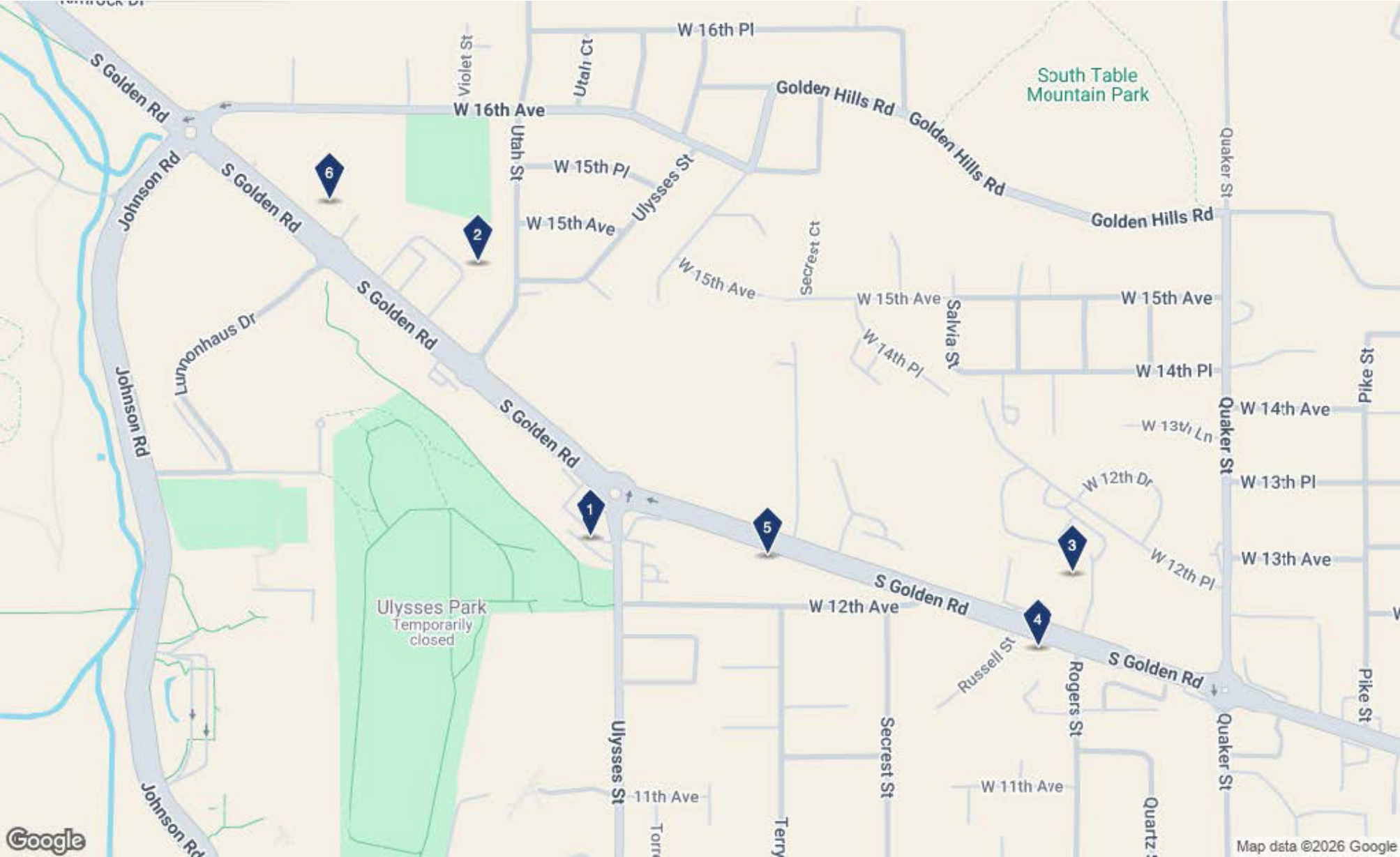
Daytime Employment

Radius	1 mile			3 miles			5 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	8,217	507	16	50,284	5,388	9	86,887	9,626	9
Trade Transportation & Utilities	2,118	106	20	6,032	566	11	12,853	1,204	11
Information	59	8	7	1,359	104	13	2,067	171	12
Financial Activities	187	48	4	3,438	595	6	7,616	1,068	7
Professional & Business Services	536	76	7	9,533	939	10	14,824	1,771	8
Education & Health Services	484	102	5	10,722	2,207	5	21,344	3,552	6
Leisure & Hospitality	902	67	13	6,318	380	17	9,041	630	14
Other Services	430	77	6	2,167	431	5	5,027	980	5
Public Administration	3,501	23	152	10,715	166	65	14,115	250	56
Goods-Producing Industries	878	77	11	10,702	430	25	19,092	993	19
Natural Resources & Mining	5	1	5	67	14	5	120	27	4
Construction	462	51	9	2,602	255	10	5,246	628	8
Manufacturing	411	25	16	8,033	161	50	13,726	338	41









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1301 Ulysses St

Golden, Colorado 80401 (Jefferson County) - West Denver Submarket

RBA (% Leased)	4,785 SF (86.8%)	Asking Rent	\$28.00 SF/Year/FS
Built/Renovated	1978/2019	Clear Height	18'
Tenancy	Multiple	Drive Ins	1 total/14' w x 16' h
Available	630 SF	Docks	None
Max Contiguous	630 SF	Levelers	None
Parking Spaces	2.51/1,000 SF; 12 Surface Spaces		



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17507 Golden rd - Golden Ridge Commercial Parcels

Golden, Colorado 80401 (Jefferson County) - West Denver Submarket

Land Area - Gross	0.78 AC (33,977 SF)	Zoning	C2
Topography	Level	Proposed Use	Commercial
On-Sites	Raw Land	Parcel	30-353-12-022, 30-353-12-024



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16601 S Golden Rd

Golden, Colorado 80401 (Jefferson County) - West Denver Submarket

RBA	4,668 SF	Drive Ins	2 total/14' w x 14' h
Built	1978	Docks	None
Asking Rent	Withheld	Levelers	None



4 16650 S Golden Rd

Golden, Colorado 80401 (Jefferson County) - West Denver Submarket

GLA	600 SF	Asking Rent	Withheld
Built	1966	Frontage	252' on S Golden Road
Tenancy	Single		
Parking Spaces	10.00/1,000 SF; 100 Surface Spaces		



5 17000 S Golden Rd

Golden, Colorado 80401 (Jefferson County) - West Denver Submarket

RBA	3,226 SF	Typical Floor	3,226 SF
Built	1973	Tenancy	Multiple
Stories	1	Asking Rent	Withheld
Parking Spaces	2.16/1,000 SF; 7 Surface Spaces		



6 17575 S Golden Rd

Golden, Colorado 80401 (Jefferson County) - West Denver Submarket

GLA	5,306 SF	Asking Rent	Withheld
Built	1971	Frontage	208' on S Golden Rd
Parking Spaces	4.33/1,000 SF; 23 Surface Spaces		





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Cheryle Powell, is the President of the SperryCGA affiliate Rocky Mountain Associates. She is a commercial real estate advisor specializing in investment strategy, strategic site selection, acquisition, market analytics, client and community relationships.

Cheryle and her Colorado team first review client's objectives then implement real estate strategies with exclusive process management. The team demonstrates success in creative thinking to ensure clients exceed anticipated results are exceeded.

She graduated from Metropolitan State University and currently resides in Golden, Colorado.



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Tim Powell is the Managing Director of Sperry, Rocky Mountain Associates. He is responsible for process and project management. Tim works with the team to assure deadlines are met, budgets are followed and clients are taken care of.

Tim's experience as a CEO of a publicly traded company brings a plethora of knowledge with regulations, investment strategies and research.

Tim attended San Jose State in California and currently resides in Golden, Colorado.

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