

The logo for MMMG, consisting of the letters 'M', 'M', 'M', and 'G' in a bold, white, sans-serif font. A diagonal line cuts through the middle of the three 'M's. The logo is positioned in the upper left corner of the image, overlaid on a semi-transparent blue and green diagonal graphic.

**MMMG**

Purchase Price:  
**\$1,400,000**

Available individually or as a larger portfolio –  
Contact advisor for more information

A photograph of a two-story townhome with light blue horizontal siding and a brown shingled roof. The building has two garage doors on the ground floor, labeled 'E' and 'F'. A white front door is visible on the left side. A satellite dish is mounted on the roof. The scene is set against a clear blue sky with a few clouds. A white van is partially visible on the right side of the frame.

**Brighton Townhomes at  
290 North 11th Avenue**

290 North 11th Avenue, Brighton, Colorado 80601

Number of Units: 5 Year Built: 1983



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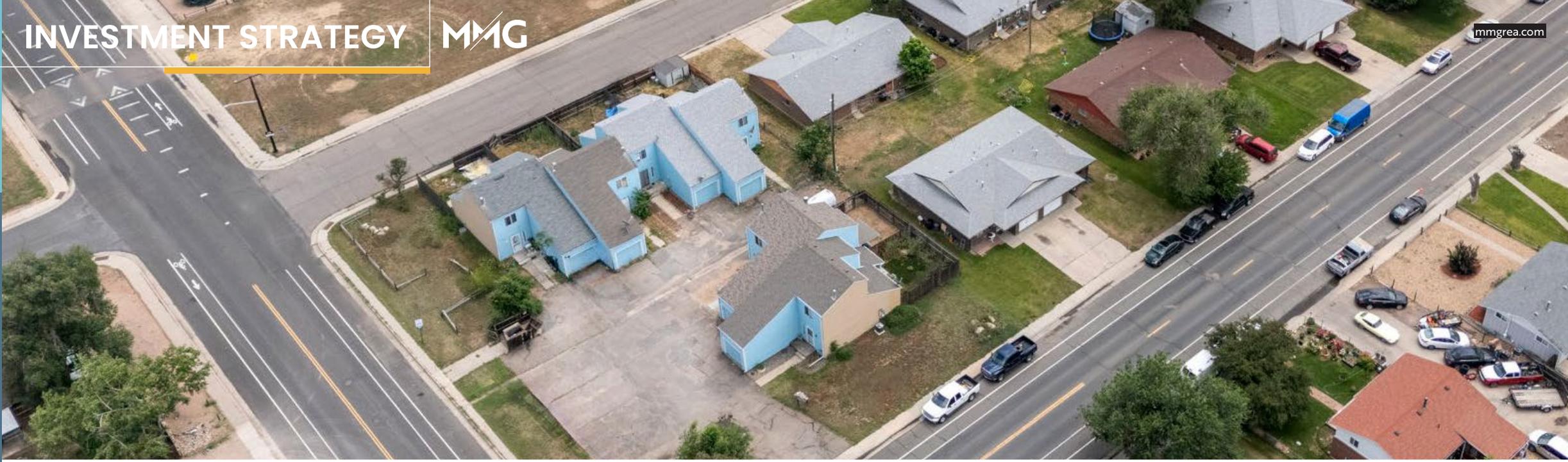
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MMG Real Estate Advisors is pleased to present an exceptional opportunity to acquire **Brighton Townhomes at 290 N 11th Ave**, consisting of five individually parceled neighboring townhomes in Brighton, Colorado. Each spacious unit offers 2 bedrooms, 1.5 baths, and approximately 1,158 square feet of well-designed living space, complete with central air conditioning, attached garages, and additional off-street parking. Units also feature private patios and backyards, along with in-unit washer and dryer hookups, offering added convenience for tenants. These townhomes are individually metered for gas and electric, and have undergone recent capital improvements, including newer furnaces and water heaters, reducing immediate maintenance needs. Located just 25 minutes from Downtown Denver, the property benefits from Brighton's strong rental demand, growing population, and proximity to major employment centers. With low HOA dues and rents currently below market, there is immediate upside through strategic rent increases. The property offers multiple exit strategies, including selling units individually or as a larger portfolio, or living in one or two units while renting out the others. This portfolio is ideal for both owner-users and investors seeking long-term cash flow and appreciation in one of the Denver metro area's fastest-growing communities

**BRIGHTON TOWNHOMES AT 290 N 11TH AVE**  
**290 N 11TH AVE UNITS A-E, BRIGHTON, CO 80601**

County	Adams
Total Units	5
Year Completed	1983
Average Unit Size (SF)	1,158
Site Size (SF)	14,340
No. of Stories	2
Foundation	Concrete
Construction	Frame
Exterior	Frame
Roofs	Composition Shingle
<b>Utilities Summary</b>	
<b>HVAC</b>	
- A/C	Central Air
- Heat	Furnace
Hot Water	40 Gallon Water Heater Per Unit



## INVESTMENT HIGHLIGHTS



Prime Location  
with Direct Access  
to Metro Denver  
Growth



Established  
Employment Base  
with Regional Job  
Connectivity



Five Neighboring  
Townhomes with Spacious  
Layouts and Strong  
Investment Potential



Flexible Exit  
Strategies with  
Strong Upside



Available Individually  
or as Part of a Larger  
Portfolio; *Contact Advisor  
for Other Opportunities*



### Prime Location with Direct Access to Metro Denver Growth

Just 25 minutes from Downtown Denver, Brighton offers investors a rare blend of small-town charm and big-city accessibility. Positioned along Highway 85 and E-470, the property enjoys seamless connectivity to major job hubs, including DIA (20 minutes away). Brighton continues to attract new residents thanks to its strong schools, revitalized downtown, and access to parks and retail, like Prairie Center. As one of the fastest-growing communities in the Denver metro, Brighton delivers both strong rental demand and long-term appreciation potential.



### Established Employment Base with Regional Job Connectivity

Brighton benefits from proximity to a diverse set of major employers, including Vestas Wind Systems, Platte Valley Medical Center, Adams County Government, Amazon, and several distribution centers along the I-76 corridor. While Brighton's current unemployment rate is approximately **14.6% higher than the national average**, the area remains closely tied to metro Denver's broader employment engine, offering solid long-term fundamentals and a steady renter pool.



### **Five Neighboring Townhomes with Spacious Layouts and Strong Investment Potential**

An exceptional opportunity to own five spacious townhomes each offering 2 bedrooms, 1.5 baths, and 1,158 sqft of comfortable living space. These well-designed units feature central air conditioning, an attached garage, and additional off-street parking. Great for convenience and comfort year-round. With open layouts and generous room sizes, each townhome provides a perfect blend of function and style, ideal for both owner user and/or an investor.



### **Flexible Exit Strategies with Strong Upside**

This portfolio of townhomes offers multiple paths for investors you can hold for long-term cash flow, improve and refinance, or exit gradually by selling off individual townhomes to buyers. With clear value-add potential and room to push rents, the deal presents strong pro forma returns in a supply-constrained market.



### **Available Individually or as Part of a Larger Portfolio; Contact Advisor for Other Opportunities**

This property is being offered on its own or as part of a broader investment portfolio, providing flexibility for both individual buyers and larger investors. Additional properties may offer complementary upside and scale. Contact us directly to learn more about the full portfolio and explore the options that best align with your investment goals.



2 Miles





# MARKET OVERVIEW

# BRIGHTON

Brighton, Colorado, has **deep agricultural roots** and is known for its long-standing farming traditions, particularly in **onion cultivation** and **seasonal produce**. Local farms like **Mazzotti Farms** and **Berry Patch Farms** offer family-friendly attractions such as u-pick produce, pumpkin patches, and corn mazes, while the **Adams County Fairgrounds** hosts the annual fair, rodeos, and 4H events that celebrate the community's rural heritage.

The city is also recognized for its **abundant outdoor recreation** opportunities. **Barr Lake State Park**, a major natural asset, attracts visitors with its hiking trails, fishing areas, and birdwatching—especially **bald eagle nesting**. **Riverdale Regional Park** further enhances Brighton's appeal with open green spaces, trails, and event venues that cater to both residents and visitors.

In recent years, Brighton has experienced **significant growth**, transitioning from a rural community into a **thriving suburban hub**. Its proximity to **Denver International Airport** and major highways like **I-76** and **E-470** have made it a strategic location for **logistics and industrial development**. This has attracted major companies such as **Vestas**, **PepsiCo**, and **United Power**, leading to expanded employment opportunities and robust **residential development**.

Culturally, Brighton maintains a **keen sense of community** through its preserved **historic downtown** and vibrant local events. The **Armory Performing Arts Center**, housed in a historic building, hosts concerts, theater performances, and civic events, while annual festivals like **Art in the Park** and outdoor movie nights reinforce the city's **small-town charm**. The area is also supported by the 27J School District and continues to invest in **education and public infrastructure** to accommodate its growing population.



UNIT INVENTORY  
2,441



2Q25 ASKING RENT  
\$1,890



2Q25 OCC RATE  
90.6%



2Q25  
T4Q DELIVERIES  
0



2Q25  
T4Q ABSORPTION  
98



UNITS UC  
116

## APARTMENT FUNDAMENTALS

### LIMITED SUPPLY & POPULATION GROWTH SUPPORT BRIGHTON RENT OUTLOOK

Apartment demand in Brighton remained steady at 98 units over the trailing four quarters, in line with the submarket's long-term average. No new deliveries occurred during this period, with the last property completed in early 2024—a significant drop from the 288 units delivered in 2023. While rents and occupancy have recently declined due to broader softness across the Denver metro, Brighton has been partially insulated from this trend thanks to its proximity to major employment centers, experiencing far less rent erosion than the region overall.

Notably, the submarket saw a 4.1% quarter-over-quarter rent increase in Q2, suggesting a potential inflection point. This trend is expected to be reinforced by minimal construction activity and strong demographic growth. Only one project—116 units—is currently under construction, the first to break ground in Brighton since mid-2022.

Brighton's population is projected to grow by 7% over the next five years, with over 1,300 new households anticipated, which will support continued renter demand. As a result, CoStar forecasts that average annual rent growth will exceed 2% by early 2026, signaling a shift toward renewed market momentum.

## Population

	Brighton	USA
2025	45,389	339,887,819
2030	48,607	347,149,422
Change	7.1%	2.1%

## Educational Attainment

	Brighton	USA
Bachelor's	19.3%	22.7%
Professional	7.8%	14.5%
Total	27.1%	37.2%

## Housing Units

	Brighton	USA
Renter Occupied	32.1%	35.8%
Owner Occupied	67.9%	64.2%

## Households

	Brighton	USA
2025	15,207	132,422,916
2030	16,536	136,716,884
Change	8.7%	3.2%



## Key Renter Demographic

	Brighton	USA
20-29	14.4%	13.40%
30-39	15.5%	13.60%
Total	29.9%	27.0%

## Labor Market

	Brighton	USA
Unemployment Rate (May '25)	4.7%	4.0%

## Employment Segmentation

	Brighton	USA
White Collar	59.4%	21.0%
Blue Collar	25.9%	16.5%
Service	14.7%	62.5%

## BROADRANGE LOGISTICS EXPANDS TO COLORADO AT 76 COMMERCE CENTER

Broadrange Logistics, a Georgia-based 3PL specializing in the green energy sector, has signed a long-term lease for **1.13 million sqft** across two buildings at Denver's **76 Commerce Center** in Brighton—marking the **largest speculative industrial lease ever completed in Colorado**. Set to begin operations in September 2024, this marks Broadrange's **first Colorado location**, where part of the space will be used for distributing **solar panel components**. The development, led by **Mortenson Properties** and **Hyde Development**, encompasses a four-building, 155 acre complex, fully leased with the addition of Broadrange—providing **regional distribution support** for renewable energy and battery markets. CBRE represented both parties in the deal, with the tenant's occupancy expected to **create dozens of local jobs** and strengthen Brighton's position as a logistics hub.

## BRIGHTON WAREHOUSE AUTOMATION CO. TO GROW AFTER \$62M RAISE

Outrider, a Brighton-based developer of **autonomous, electric yard trucks** equipped with **robotic arms**, raised **\$62 million** in an oversubscribed Series D. With this latest funding—pushing its **total equity to over \$250 million**—the company plans to scale **"yard operations as a service" in 2025**, primarily targeting Fortune 500 distribution centers, while also laying groundwork for deployment in **rail and port terminals**. Its vehicles can **navigate yards, hitch/unhitch trailers**, and **connect brake and electric lines**, providing **safer, more efficient operations** in controlled logistics environments.

## NEW LA QUINTA INNS & SUITES PLANNED IN BRIGHTON

A new **La Quinta Inns & Suites hotel** is planned for Brighton, Colorado, near Brighton Road and Platte River Boulevard in the **Denver Airport/East submarket**. Scheduled for completion in **March 2028**, the **81-room, four-story**, upper-midscale hotel will be operated as a **franchise under Wyndham Hotels & Resorts**. The project sits on a **1.24-acre suburban lot** and will feature amenities such as a fitness center, meeting space, and public Wi-Fi. With construction expected to begin in **September 2026**, the hotel will support growing regional demand amid moderate new supply and is located about **20 miles (25 minutes) from Denver International Airport**.

## BRIGHTON COMMONS SHOPPING CENTER PLANNED ALONG BRIDGE STREET

A new shopping center, **Brighton Commons**, is proposed at **5076 E Bridge Street** in Brighton, Colorado, within the Northeast submarket. The single-story, **12,500-sqft** retail center will sit on a **2.04-acre** lot and is scheduled to begin construction in **September 2025**. With space available ranging from **1,350 to 3,350 sqft**, the center is designed for **multi-tenant retail** use and features amenities such as **public transportation access, signage visibility**, and a **signalized intersection**.

## BRIGHTON, CO MSA MAJOR EMPLOYERS

### COMPANY

- 1 Vestas
- 2 Platte Valley Medical Center
- 3 Baker Hughes
- 4 O'Neal Flat Rolled Metals
- 5 King Soopers
- 6 Super Wal-Mart
- 7 Transwest Inc.

1 **Vestas**

4



**O'NEAL STEEL**  
THE METALS COMPANY  
AN ONI COMPANY

3

**Baker Hughes**

6

**WAL\*MART**  
SUPERCENTER

7

**TransWest**

5

**KING Soopers**

2

**NORTH PLATTE VALLEY  
MEDICAL CENTER**  
QUALITY CARE FROM THE HEART OF THE VALLEY



# FINANCIAL ANALYSIS

Unit Count	Unit Type	Unit SF	Total SF	Current Mkt. Rent	Monthly Mkt. Rent	Annual Mkt. Rent	Rent/SF	Upgraded Mkt. Rent	Upgraded Rent/SF
5	2 Bedroom	1,158	5,790	\$1,288	\$6,440	\$77,280	\$1.11	\$1,700	\$1.47
5		1,158	5,790	\$1,288	\$6,440	\$77,280	\$1.11	\$1,700	\$1.47

Income	MMG Pro Forma		In-Place Financials	
		Per Unit		Per Unit
Gross Potential Rent	\$77,280	\$15,456	\$77,280	\$15,456
Less: Vacancy	(\$3,864)	5.00%	\$0	0.00%
RUBS	\$7,200	\$1,440	\$0	\$0
Plus: Rent Growth	\$24,720	31.99%		
<b>Effective Gross Income</b>	<b>\$105,336</b>	<b>\$21,067</b>	<b>\$77,280</b>	<b>\$15,456</b>

Expenses	MMG Pro Forma		In-Place Financials	
		Per Unit		Per Unit
Real Estate Taxes	\$10,604	\$2,121	\$10,295	\$2,059
Insurance	\$4,200	\$840	\$4,200	\$840
Utilities	\$3,200	\$640	\$3,200	\$640
Repairs & Maintenance/Turnover	\$2,800	\$560	\$2,800	\$560
Management Fee	\$7,374	7.0%	\$0	0.0%
<b>Total Expenses</b>	<b>\$28,177</b>	<b>\$5,635</b>	<b>\$20,495</b>	<b>\$4,099</b>

<b>Net Operating Income</b>	<b>\$77,159</b>	<b>\$15,432</b>	<b>\$56,785</b>	<b>\$11,357</b>
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## DISCLAIMER AND CONFIDENTIALITY AGREEMENT

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All interested buyers are hereby advised that the ownership of Brighton Townhomes at 290 North 11th Ave is soliciting offers via MMG Real Estate Advisors. Any offers submitted by a prospective buyer may be accepted or rejected in the sole discretion of the Owners. As part of the offer process, the Owners will be evaluating a number of factors above and beyond the price and terms, including the experience, financial health and track record of the purchasers.

This Offering Memorandum package was prepared exclusively by MMG Real Estate Advisors, with all information within having been reviewed by the Owner. The information herein is confidential and provided solely for the purpose of analyzing a potential acquisition of the Property. It is not to be used for any other purpose or made available to another without the express written consent of MMG Real Estate Advisors. While the information relied on to create this package is deemed to be highly reliable, it does not represent all material information regarding the subject Property and buyers should not consider this package as any sort of substitute for a thorough and complete examination of the financials and a rigorous and in-depth due diligence process. MMG Real Estate Advisors and seller have not conducted an analysis of the operating documents and history, the financial records, the individual leases, or the tenants that have signed them. In addition, there has been no in-depth investigation of the physical premises or any potential environmental issues that could potential affect the property, and MMG Real Estate Advisors makes no warranty or representation whatsoever regarding the integrity or accuracy of the aforementioned information. As such, any prospective purchasers are strongly encouraged to conduct their own in-depth investigation of both the financial health and physical soundness of the property. MMG Real Estate Advisors also strongly encourages all prospective purchasers to contact their own personal and corporate tax and legal counsel to determine the consequences of this type of potential investment.

MMG Real Estate Advisors and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Properties unless otherwise agreed to by the Owners in writing. Any compensation paid to a buyer's broker will be paid by the purchaser and will not be paid by the seller or seller's exclusive agent.

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