



710 14th Street

Golden, CO

The Golden Opportunity

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Property Info & Gallery

View Map

Lot Size	7,000 sq. ft. (0.161 Acres)
Sale Price	\$1,295,000 (\$185 / sq. ft.)

A Compelling & Unique Development Opportunity

- **Strategic Location with Main Street Charm:** Highly desirable downtown location adjacent to historic Washington Avenue, Golden's "Main Street" with 5 blocks of local boutique shopping, dining, farmers markets, & art fairs
- **High Density:** [Main Street B Form Zone](#) supports 4-5 story buildings & Wide Range of Uses in [C-2 \(General Commercial\)](#) Land Use District
- **Existing Improvements:** 2,352 sq. ft. Office Building with 3 Additional Storage Buildings
- **Ideal Access:** Immediate access to the Colorado School of Mines & world-class hiking, biking & recreational opportunities along Clear Creek, only a short drive to Red Rocks Park & Amphitheatre, Boulder and Denver
- **Community Hubs:** Just 3 blocks from popular gathering spaces like The Golden Mill & the Coors Brewery, the largest single brewery in the United States which attracts over 300,000 visitors each year
- **Mountain Views:** Unparalleled views of North & South Table Mountain

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Supply Constraints → Driven Demand

- **Confined Borders:** Golden's geographic limitations restrict available development land
- **Historic Growth Restrictions:** 1995-2023 ordinance limited new housing permits to 1% of existing supply
- **Current Inventory Crisis:** Continued impact since growth restrictions have been lifted provide only 1.7 months of housing inventory available compared to 7+ months in other Colorado markets



Only 5 blocks from transformative 1.25M sq. ft. 12-acre mixed-use project changing downtown Golden landscape

Located between Washington Ave, Ford Street, 7th & 10th Streets, the project will include:

- 825,000 sf of new office space (CoorsTek headquarters)
 - 80,000 sf of new retail & restaurant space
 - 150-room boutique hotel
 - 250-unit apartment building
 - Mix of new & restored buildings
- **Price Appreciation:** Prices are now comparable to premium markets such as Boulder & Cherry Creek with a 72% increase in 4 years
 - 2020 median: \$650,000
 - 2024 peak: \$1,120,000 (August)
 - **Market Velocity:** 5x faster median absorption rate of 9 days-on-market, compared to Denver at 47 days
 - **Community & Quality Metrics:**
 - While still relatively undiscovered, Golden's popularity continues to rise
 - Very low crime rates
 - High quality of living standards
 - Minimal supply with increasing demand

Market Performance Indicators



