

MAJOR PRICE REDUCTION!

7135

E 120TH AVE

BRIGHTON, CO 80602

SALE PRICE

~~\$2,800,000~~ \$2,499,000



DEVELOPMENT SITE  
8.8 ACRES



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PROPERTIES

TCN  
REAL ESTATE SERVICES

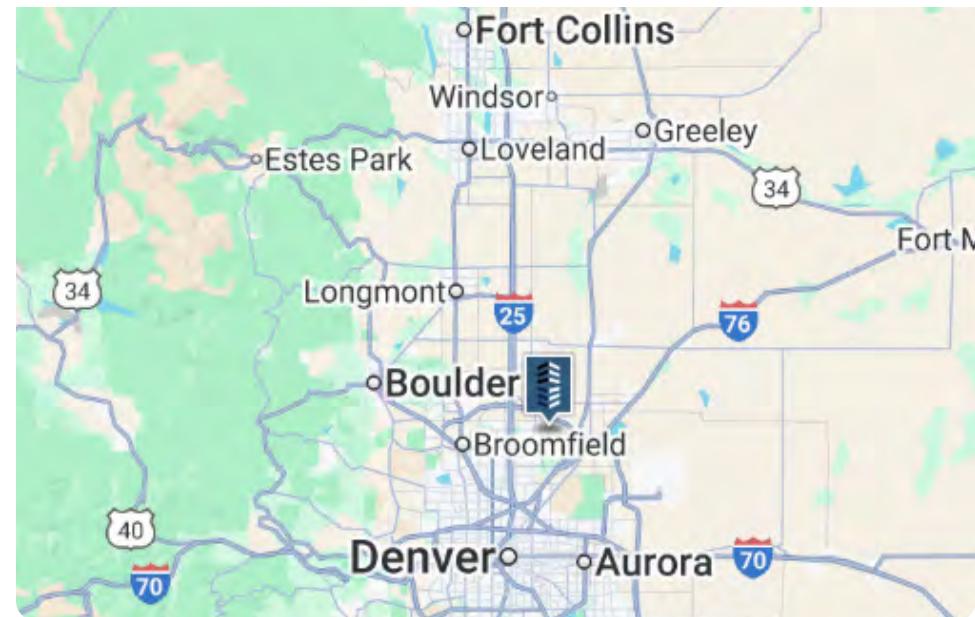
400 S. Broadway | Denver, CO 80209  
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# PROPERTY HIGHLIGHTS

Address	7135 E 120th Ave, Brighton, CO 80602
County	Adams
Sale Price	\$2,499,000 <del>\$2,800,000</del>
Price per SF	\$6.51 / SF
Lot Size	8.8 Acres
Current Zoning (Adams)	A-3
Future Land Use (Thornton)	Community Retail
Utilities	Thornton Water & Sewer, Xcel Gas & Electric



- Thornton Future Land Use Zoning Uses: auto service center, car wash, convenience store with gas, QSR, restaurant, drive-thru possibility, private schools, child day care, assisted living, financial institutions, medical office, general office, daycare, churches, hotels, plus many other community and retail uses are possible.
- Property is located in a rapidly developing area and with significant development already completed.
- Extensive 470 feet of frontage on E. 120th Ave. and located just West of the signalized intersection at 120th & Quebec
- Thornton utilities may be available near the property.
- Location is approximately equal distance to I-25 and I-76.



# DEVELOPMENT OVERVIEW



# RETAILER MAP



## ADDITIONAL PHOTOS



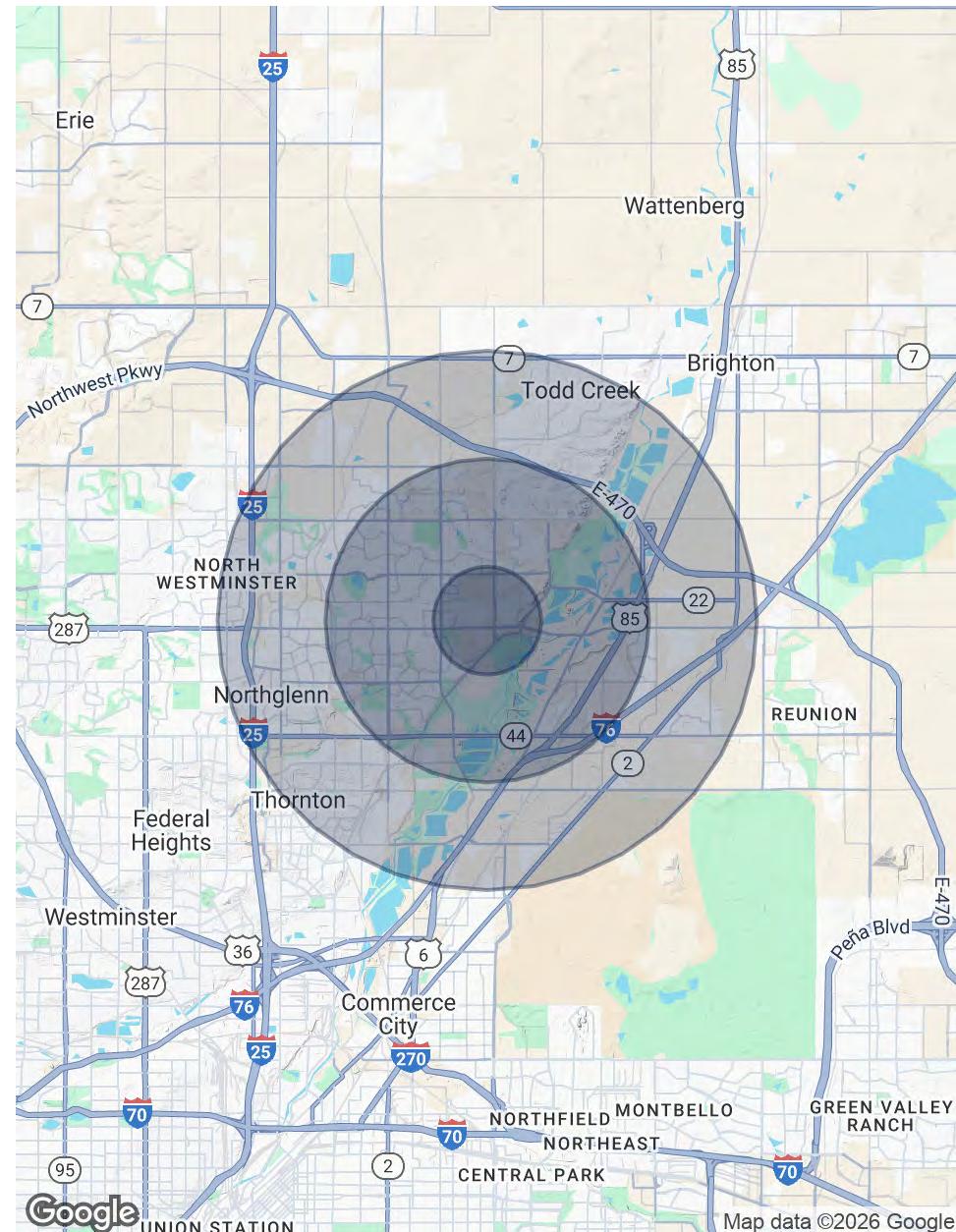
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,708	80,980	188,474
Average Age	35	37	37
Average Age (Male)	35	36	36
Average Age (Female)	36	38	38

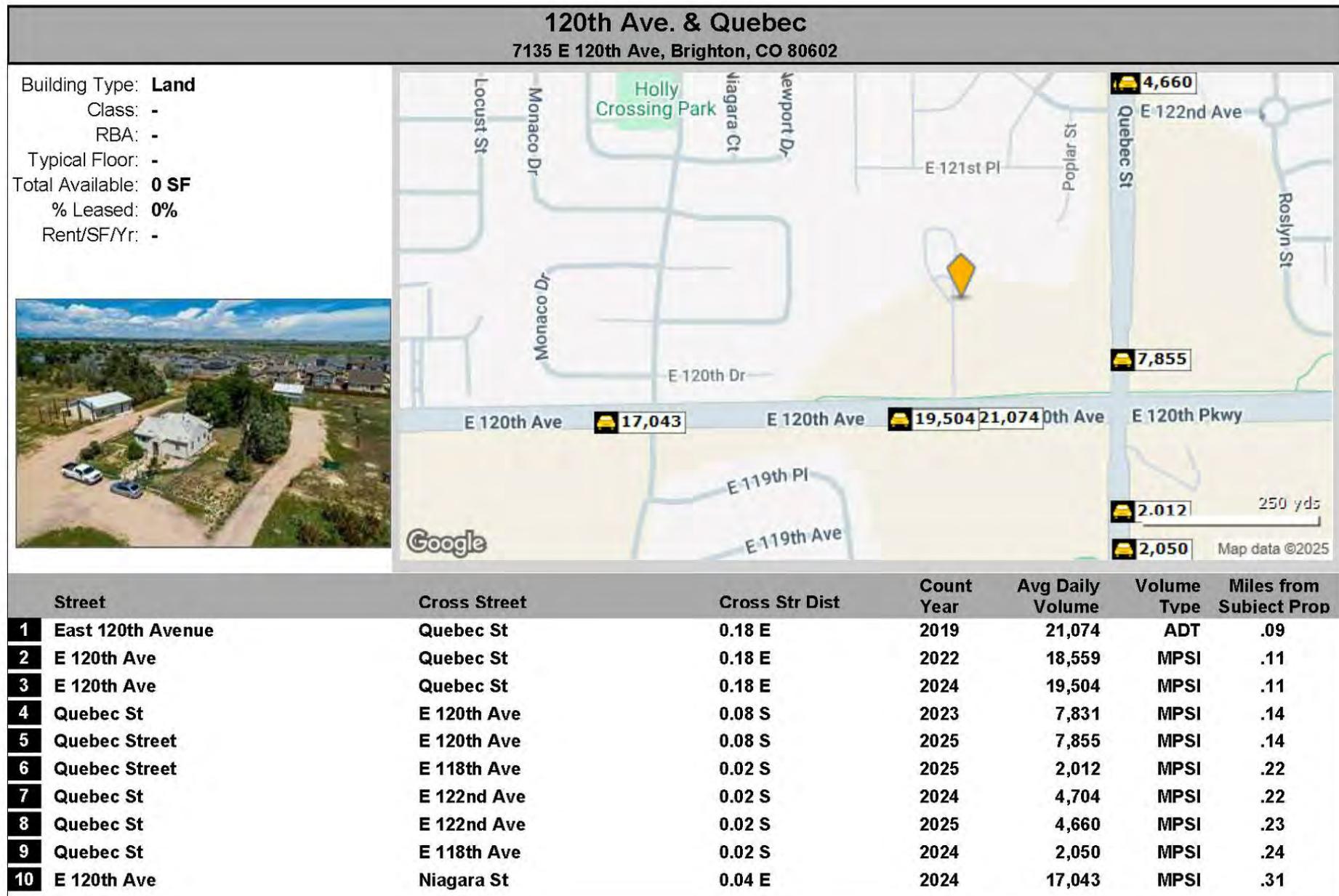
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,389	26,795	65,211
# of Persons per HH	3.2	3	2.9
Average HH Income	\$135,592	\$129,441	\$120,612
Average House Value	\$584,281	\$591,709	\$559,200

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,619	50,663	112,537
% White	61.8%	62.6%	59.7%
Total Population - Black	177	1,564	4,021
% Black	1.7%	1.9%	2.1%
Total Population - Asian	915	5,147	10,564
% Asian	8.5%	6.4%	5.6%
Total Population - Hawaiian	10	94	231
% Hawaiian	0.1%	0.1%	0.1%
Total Population - American Indian	125	1,178	3,201
% American Indian	1.2%	1.5%	1.7%
Total Population - Other	1,152	9,047	24,983
% Other	10.8%	11.2%	13.3%

Demographics data derived from AlphaMap



# TRAFFIC COUNT REPORT



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