



**FOR SALE**  
**\$1,800,000**

**COMMERCE CITY HOTEL AND RETAIL SITE**  
**9021 BRIGHTON ROAD**  
Commerce City, CO 80022



*I-76 TRAFFIC COUNT*  
**80,000 VPD**



*MAX BUILDING HEIGHT*  
**50 FEET**



*LOT SIZE*  
**2.83 ACRES**

**PROPERTY HIGHLIGHTS**

- Zoned C-3 Regional Commercial, allowing a variety of commercial uses
- Prime I-76 Highway frontage
- Strategic location in Denver area
- Preliminary Plans included for 101 unit hotel plus 3,500 square feet of retail shop space
- Highway visibility and accessibility
- Level cleared site ready for development with all perimeter utilities in place
- Easy access to 88th Avenue interchange
- Previous franchise approved for 82 room Mainstay and Sleep Inn Dual brand hotel



*HWY FRONTAGE*  
**250 FEET**



*TAXES*  
**-\$30,243 USD**



*UTILITIES*  
**SOUTH ADAMS COUNTY WATER & SEWER**

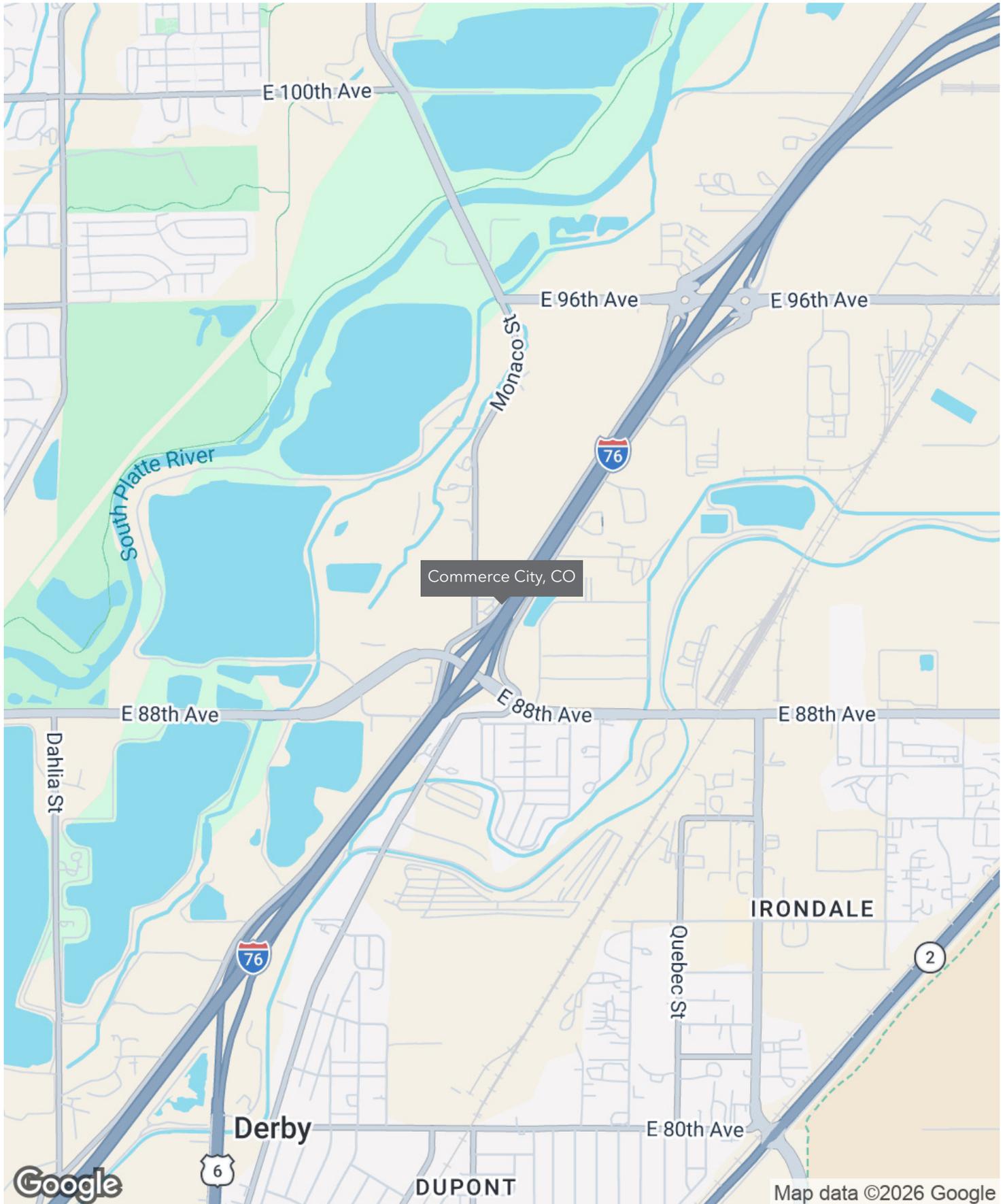
**PROPERTY DESCRIPTION**

There are numerous development possibilities with the property at 9021 Brighton Road, Commerce City, CO, 80022. Zoned C-3 Regional Commercial, this prime investment opportunity is strategically located in the vibrant North Denver area, offering excellent development potential for hotel, car wash, indoor self storage, C store and shopping centers, among other uses. The site has caught the attention of Choice Hotels, who previously approved a dual brand franchise for this location. Preliminary drawings are also included in the sale, which show development potential for up to 101 hotel units with additional retail space. Capitalize on the area's growth and commercial appeal in close proximity to the Mile High Flea Market, the largest year round open air shopping and entertainment destination. Annual attendance is 1.5 million, with 20 to 30 thousand attendees per week, and 2,500 vendors

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



# REGIONAL MAP



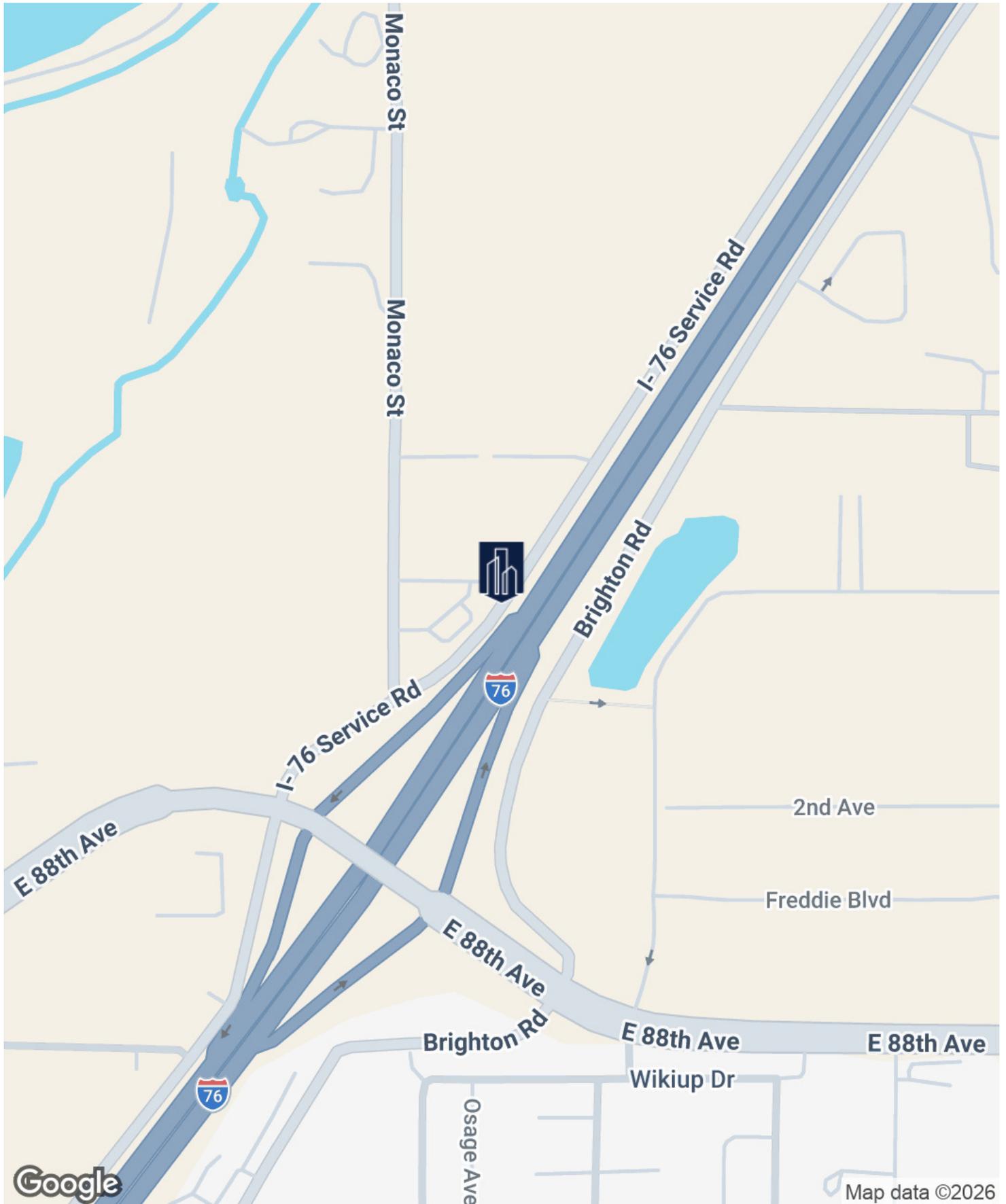
**ALEX KOVACS**

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# LOCATION MAP



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# AERIAL MAP



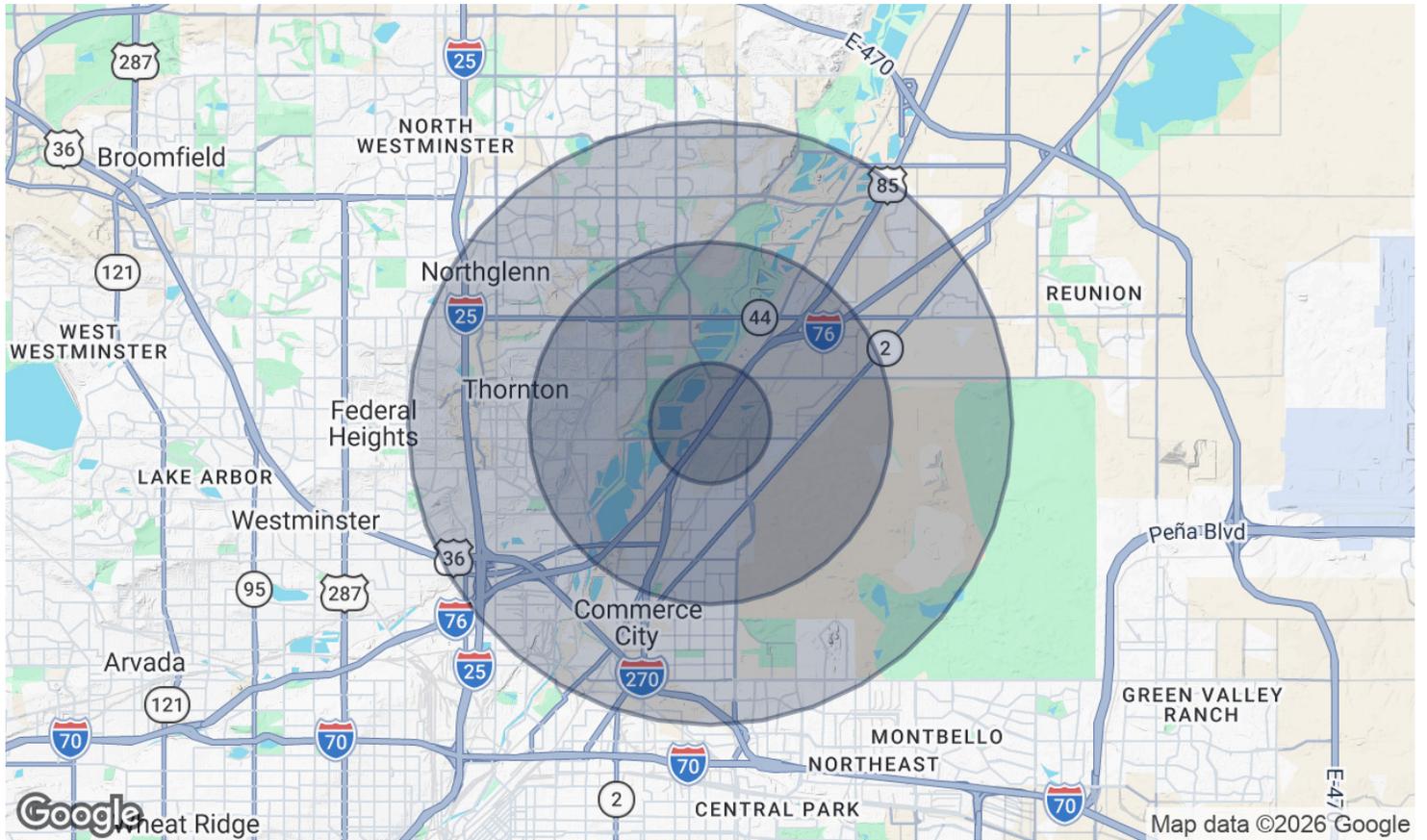
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	1,809	62,026	201,006
<b>Average Age</b>	30.1	33.3	34.5
<b>Average Age (Male)</b>	26.5	33.5	34.5
<b>Average Age (Female)</b>	34.8	33.9	34.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	457	20,323	69,805
<b># of Persons per HH</b>	4.0	3.1	2.9
<b>Average HH Income</b>	\$85,497	\$97,070	\$104,834
<b>Average House Value</b>	\$189,482	\$369,912	\$428,911

2023 American Community Survey (ACS)



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## TOPOGRAPHIC MAP

LOTS 1 AND 3, SCIEN-TURF-IC SUBDIVISION AMENDED 2ND FILING,  
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 20,  
 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

### LEGEND

- FOUND ALIQUOT CORNER AS NOTED
- 
- FOUND PROPERTY CORNER AS NOTED
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- LIGHT POLE
- SIGN
- UTILITY POLE
- BOLLARD
- FENCE
- 
- GAS LINE (PER MARKINGS FOUND)
- ELECTRIC LINE (PER MARKINGS FOUND)
- OVERHEAD ELECTRIC LINE
- WATER LINE
- SANITARY LINE
- GAS LINE (PER OTHERS)
- ELECTRIC LINE (PER OTHERS)
- WATER LINE (PER OTHERS)
- CONCRETE SURFACE

### GENERAL SURVEY NOTES

1. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
2. THIS TOPOGRAPHIC MAP, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
3. THIS IS NOT A BOUNDARY SURVEY, LAND SURVEY PLAT OR IMPROVEMENT LOCATION CERTIFICATE. ANY BOUNDARY OR EASEMENT INFORMATION IS SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE CONSIDERED APPROXIMATE.
4. VERTICAL BENCHMARK/DATUM:  
 PROJECT BENCHMARK: ADAMS COUNTY BENCHMARK 95.0212, 3.25" ALUMINUM SURVEY MARK DISK STAMPED "95.0212 1995 2567W S20, LOCATED SOUTHWEST OF THE INTERSECTION OF INTERSTATE 76 AND EAST 88TH AVENUE AT THE INTERSECTION OF EAST 88TH AVENUE AND OLD 88TH AVENUE, 0.05 MILES SOUTHEAST OF THE CENTERLINE OF EAST 88TH AVENUE, AND 39' SOUTHWEST OF THE CENTERLINE OF OLD 88TH AVENUE, ELEVATION = 5103.29' (NAVD 88).  
 SITE BENCHMARK: SEE MAP
5. BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS S00°11'02"E PER THE CITY OF COMMERCE CITY CONTROL DIAGRAM PREPARED BY NOLTE BEYOND ENGINEERING, DATED 11/17/09, MONUMENTED AS SHOWN HEREON.
6. THIS IS AN ABOVE-GROUND SURVEY. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY OTHERS (SEE LEGEND) AND ABOVE GROUND EVIDENCE. THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING.
7. DATE OF FIELD WORK: JANUARY 19, 2017.
8. CONTOURS ARE SHOWN IN 1' INTERVALS.

### SURVEYOR'S CERTIFICATE

I, ROBERT E. HARRIS, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



PREPARED BY:  
**Gillians**

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LAND SURVEYING  
 ALTA/SURVEYING  
 TOPOGRAPHIC MAPS  
 CONSULTING SERVICES

ROBERT E. HARRIS  
 COLORADO LICENSE # 112517  
 FOR & ON BEHALF OF  
**MADISON COMMERCIAL PROPERTIES**  
 GILLIANS LAND CONSULTANTS

CENTER 1/4 CORNER,  
 SECTION 20 (7-L), FOUND  
 3-1/4" ALUMINUM CAP  
 BELOW SURFACE  
 STAMPED PLS. 28283 PER  
 MONUMENT RECORD  
 FILED JANUARY 31, 2011

RR ENG. / SUR.  
 T2S  
 R67W  
 C 1/4 • S 20  
 2010  
 PLS. 28283

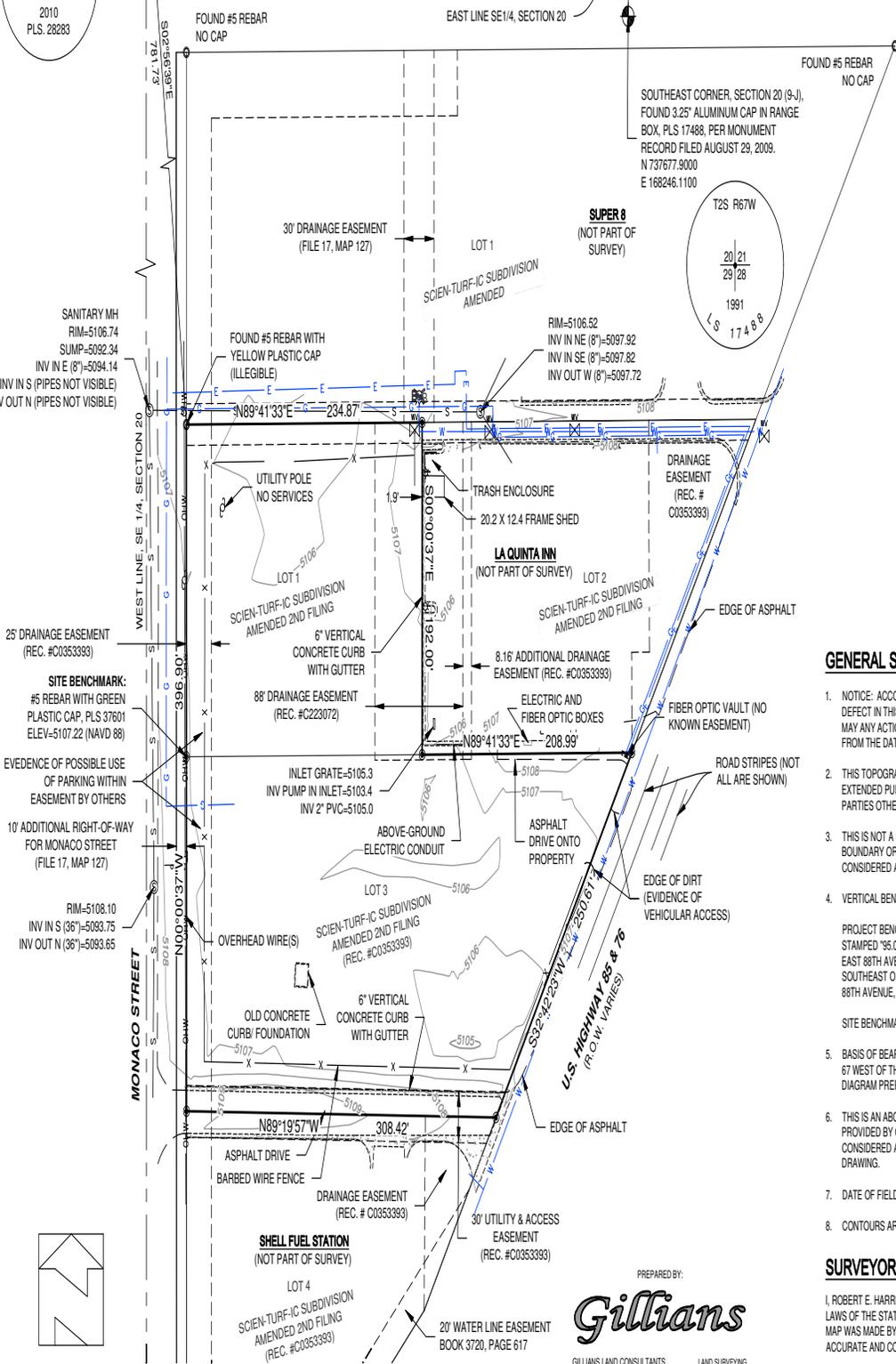
N89°41'32"E  
 2659.14'

EAST 1/4 CORNER, SECTION 20 (9-L),  
 FOUND 4" x 6" STONE, FLUSH WITH  
 GROUND, PER MONUMENT RECORD FILED  
 AUGUST 29, 2009.  
 N 740321.2777  
 E 168227.6199

BASIS OF BEARINGS  
 S00°11'02"E  
 2041.02'E  
 2041.02'

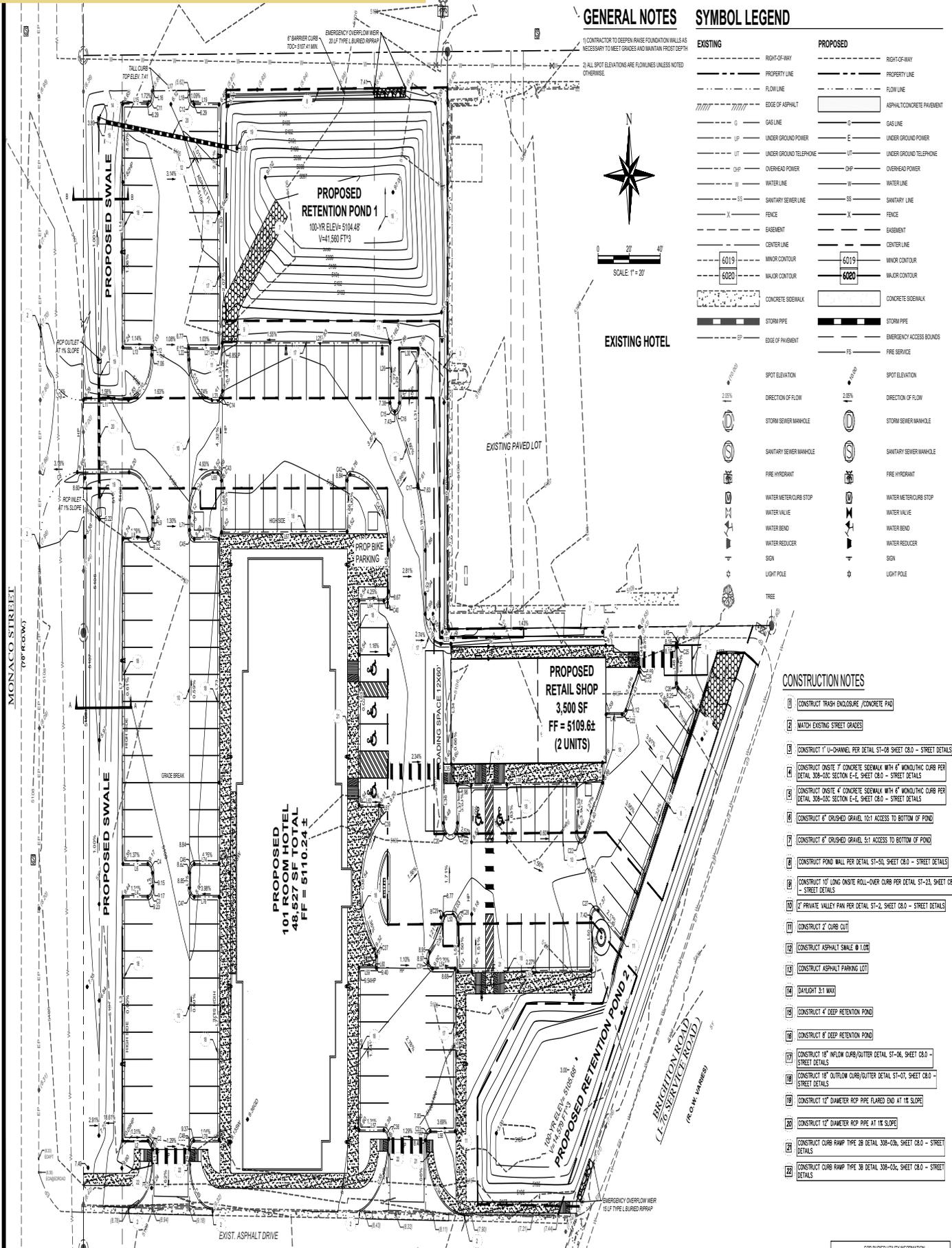
SOUTHEAST CORNER, SECTION 20 (9-J),  
 FOUND 3.25" ALUMINUM CAP IN RANGE  
 BOX, PLS 17488, PER MONUMENT  
 RECORD FILED AUGUST 29, 2009.  
 N 737677.9000  
 E 168246.1100

T2S R67W  
 20 21  
 29 28  
 1991  
 17 4 8 8



SCALE: 1" = 60' US SURVEY FEET  
**ALEX KOVACS**  
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# PRELIMINARY SITE PLAN



DATE	03/15/2018
SCALE	AS SHOWN
PROJECT	L-76 HOTEL COMPLEX
DRAWN BY	MAP/P20
DESIGNED BY	MAP/P20
CHECKED BY	COE

**GRADING PLAN**

L-76 HOTEL COMPLEX  
100 ROOM HOTEL AND RETAIL  
COMMERCIAL CITY, COLORADO PIN  
172120011007 AND 172120011005



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**PRELIMINARY**  
NOT FOR CONSTRUCTION  
03/15/18

FOR BURIED UTILITY INFORMATION  
THREE (3) BUSINESS DAYS  
BEFORE YOU DIG  
CALL 811

**MADISON COMMERCIAL** C4.0

# ADDITIONAL PHOTOS



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## MEET THE TEAM



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