

AVAILABLE

Safeway Surplus Land

NEC 27th & Bromley | Brighton, CO



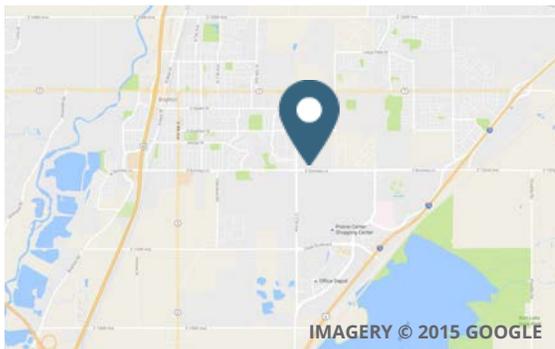
Overview

AVAILABLE

+/- 625,387 SF

PRICE

Contact Broker for Pricing



Description

- Safeway surplus land available for sale
- Located just east of I-76 on East Bromley Lane
- Strategically located within the Brighton trade area

Demographics

	1 MILE	3 MILE	5 MILE
Current Population	8,304	37,903	52,566
Total Households	2,851	12,170	17,155
Average HH Income	\$80,646	\$80,077	\$86,088
Daytime Population	3,729	16,342	19,184

Year: 2016 | Source: Esri

Traffic Counts

Bromley Ln: w/o 27th Ave	14,834 VPD
27th Ave: n/o Bromley Ln	13,115 VPD
Bromley Ln: e/o 27th Ave	12,970 VPD
27th Ave: n/o 144th Ave	10,058 VPD

Year: 2013 | Source: DRCOG

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BIG LOTS!
Mi Pueblo Market
RadioShack
Village Inn

AMC THEATRES
LONE STAR STEAKHOUSE
COLD STONE
Qdoba

Brighton High School
1939 students

SITE

Kmart Distribution

KING Scoopers
IHOP
DEL TACO
GOOD TIMES
FANTASTIC SAMS
Applebee's

Prairie Center ODP
Approx. 1000 AC

Adams County Justice Center

Prairie Center

SuperTARGET KOHL'S
Office DEPOT PETSMART THE HOME DEPOT
DICK'S SPORTING GOODS Michaels FORTY FOURS
Sprint verizon GNC SAINI WELLS FARGO
chili's LONG JOHN SILVER CHICK-FIL-DE HEIDI'S
McDonald's SUBWAY Quiznos SUB

	1 mile	3 miles	5 miles
Population			
2000 Population	5,597	22,190	28,741
2010 Population	7,649	34,232	47,398
2016 Population	8,304	37,903	52,566
2021 Population	8,861	40,854	58,392
2000-2010 Annual Rate	3.17%	4.43%	5.13%
2010-2016 Annual Rate	1.32%	1.64%	1.67%
2016-2021 Annual Rate	1.31%	1.51%	2.12%
2016 Male Population	48.0%	50.5%	50.9%
2016 Female Population	52.0%	49.5%	49.1%
2016 Median Age	37.2	33.4	34.7
Households			
2000 Households	2,009	7,139	9,303
2010 Households	2,668	11,120	15,646
2016 Total Households	2,851	12,170	17,155
2021 Total Households	3,041	13,096	19,127
2000-2010 Annual Rate	2.88%	4.53%	5.34%
2010-2016 Annual Rate	1.07%	1.45%	1.48%
2016-2021 Annual Rate	1.30%	1.48%	2.20%
2016 Average Household Size	2.88	2.99	2.95
Housing Units			
2016 Total Housing Units	2,931	12,681	17,899
2016 Owner Occupied Housing Units	2,136	8,134	12,398
2016 Renter Occupied Housing Units	714	4,036	4,757
2016 Vacant Housing Units	80	511	744
Race and Ethnicity			
2016 White Alone	79.9%	76.2%	77.0%
2016 Black Alone	0.8%	1.7%	1.7%
2016 American Indian/Alaska Native Alone	1.1%	1.5%	1.6%
2016 Asian Alone	1.2%	1.5%	1.9%
2016 Pacific Islander Alone	0.1%	0.1%	0.2%
2016 Hispanic Origin (Any Race)	37.1%	41.2%	36.9%
Income			
2016 Median Household Income	\$65,726	\$67,035	\$72,463
2016 Average	\$80,646	\$80,077	\$86,088
Per Capita Income	\$28,028	\$27,237	\$29,389
2016 Population 25+ by Educational Attainment			
Total	5,318	23,488	33,253
High School Graduate	29.9%	25.5%	24.7%
GED/Alternative Credential	6.2%	6.2%	5.6%
Some College, No Degree	22.5%	25.1%	25.2%
Associate Degree	8.5%	8.0%	8.2%
Bachelor's Degree	16.4%	13.5%	14.7%
Graduate/Professional Degree	6.8%	6.1%	6.6%
Data for all businesses in area			
Total Businesses:	296	1,305	1,556
Total Employees:	3,729	16,342	19,184
Total Residential Population:	8,304	37,903	52,566
Employee/Residential Population Ratio:	0.45:1	0.43:1	0.36:1