

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# Golden Commercial Land for Sale or Lease

773 Pike Street, Golden, CO 80401



www.FullerRE.com

Aerial Photography by:  
www.AerialDroneClick.com

Click to view  
Drone Video

Boundaries are for visual reference only and are not exact.

## LAND INFORMATION

Lot Size:	0.66± AC (28,787± SF)
Zoning:	PD Jeffco
Parcel:	40-013-13-002
Taxes:	\$8,994.90 (2023 payable in 2024)
City:	Golden
County:	Jefferson County

## LAND USES:

### Permitted Uses (C-2):

Medical Office  
 General Office  
 Day-care, Pre-school, Nursery  
 Grocery Store  
 Auto Repair Facility  
 Restaurants & Fast Food  
 Bank  
 Craft Brewery or Distillery  
 Mini-Storage & Mini-Warehouse

### Excluded Uses (PD):

Fuel Stores  
 Homeless Shelter  
 Amusement Park  
 Night Club  
 Sexually-Oriented Business  
 Liquor Store  
 Gas Station

## CONTACT BROKER FOR PRICING

Located just Northeast of the W Colfax and 6th Avenue intersection, this vacant corner lot is well positioned along west Colfax's dealership row. The property offers premier frontage and a multitude of permitted uses. This property is located in an opportunity zone.

Fuller Real Estate  
(303) 534-4822

Brokerage Disclosure  
to Buyer

Brokerage Disclosure  
to Tenant

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	5,736	48,232	127,334
Households	2,353	20,806	53,816
Med. HH Income	\$93,374	\$81,857	\$89,912
Median Age	40.10	39.40	41.40
Traffic	21,278 vpd at W. Colfax Ave. @ Poppy St.		

