

151 ACRE MIXED-USE PROJECT

I-76 & Bromley | Brighton, CO



OVERVIEW

- Size:** 151 acre mixed-use project
- 17.83 acres mixed-use retail
 - 89.38 acres mixed residential
- Zoning:** C-3, R-1-A, R-2, R-3 Single Family, Multi Family, Commercial
- Location:** I-76 & Bromley Lane, Brighton, CO
- Proximity:** 24.1 miles northeast of Downtown Denver
15.6 miles north of Denver International Airport
- Residential:**
- PA-1 (24.34 AC.) R-2 Zoning (Detached House, Duplex, Row House, MF, Live/Work, Senior Living)
 - PA-2 (19.72 AC) R-2 Zoning
 - PA-3 (17.93 AC) R-3 Zoning (Duplex, Row House, MF)
 - PA-6 & 7 (27.39 AC) R-1-A Zoning (Detached House, Duplex)

PRIMARY TRADE AREA

(5-10 minute drive from site)

3.8%

annual growth since 1990






5.5%

annual growth projected from
2024-2034

97.4%

retail space occupancy

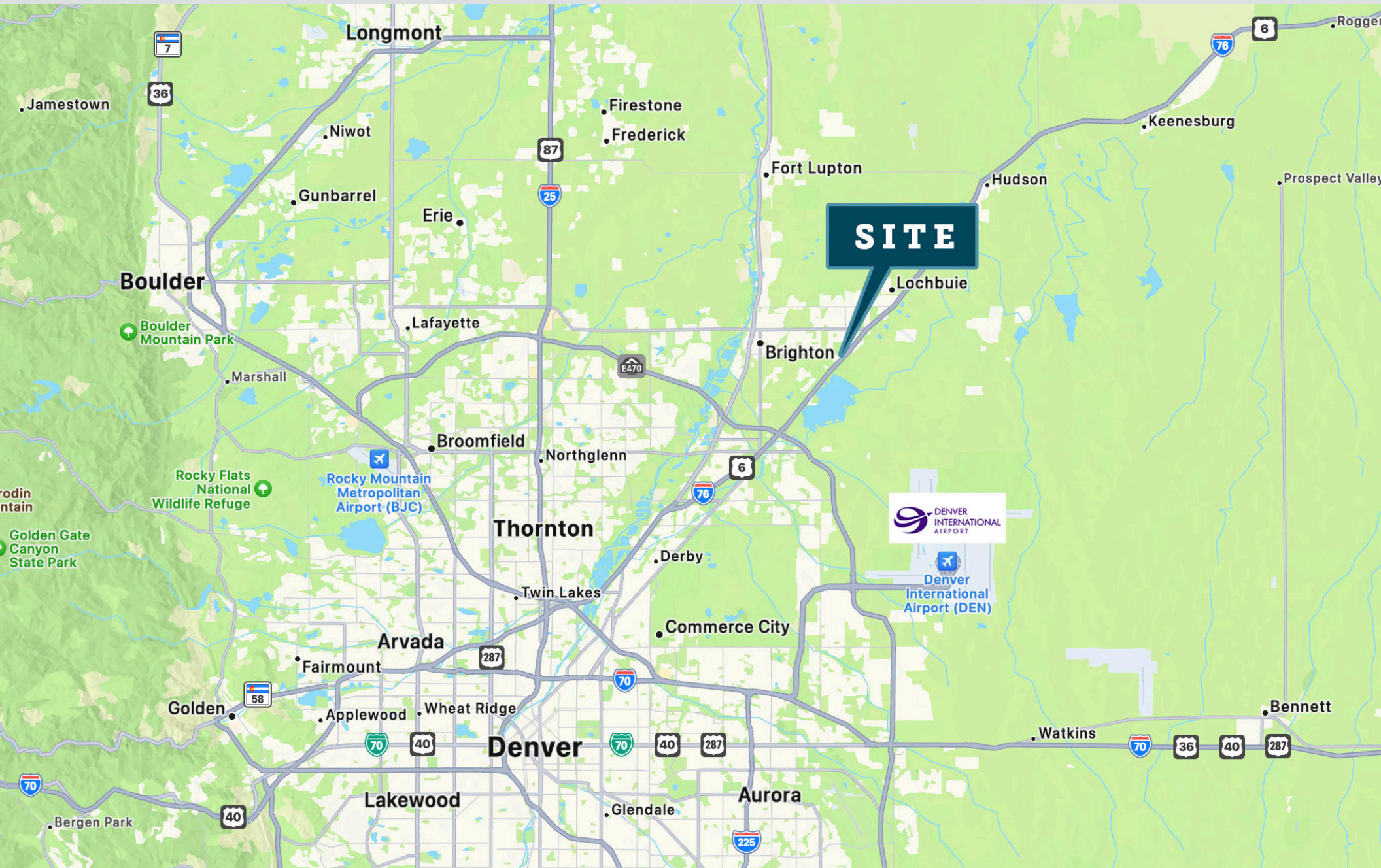
DEMOGRAPHICS

	Population 	Households 	Avg. HH Income 	Daytime Pop. 	Traffic 
1 mile	4,410	1,359	\$111,470	2,004	On I-76 at Bromley: 44,000 VPD
5 mile	58,171	19,201	\$106,152	19,608	On Bromley east of I-76: 15,188 VPD
10 mile	163,191	53,042	\$147,650	39,663	On 50th north of Bromley: 6,005 VPD

SITE PLAN



LOCATION



LOCATION



MARKET GROWTH

115,643 New Homes Needed

Adams & Weld County market area has an overall demand of 115,643 housing units over the next decade (2024-2034)

#2 State Economy

Colorado has the #2 best state economy (*US News, 2022*)

Top State For Business

Colorado ranked #4 in the top states for business and ranked #1 for workforce (*CNBC, 2022*)

#6 Population Growth

Colorado had the 6th highest population growth between 2010 and 2020 among U.S. States (*U.S. Census Bureau, 2021*)



DENVER INTERNATIONAL AIRPORT

3rd busiest in the U.S.

77.8 million passengers in 2023

Best large airport in the U.S. (*USA Today, 2021*)

CONTACT INFORMATION

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