

RETAIL FOR SALE OR LEASE

YOUR NAME

**1511 E. Bridge Street
Brighton, Colorado 80601**

HIGHLIGHTS

1511 E. Bridge is located with on busy Bridge Street, Brighton's main thoroughfare, and is adjacent to a Safeway Anchored Shopping Center.

C-3 Permitted Uses Include:

- General Retail
- Assembly: Church, Event Center.
- Grocery
- Recreation: Gymnastics, Karate, Kickboxing, Fitness Gym, Dance, etc.
- School
- Day Care
- Veterinarian
- Offices
- Medical: med spa, chiro, & More

PLEASE DO NOT DISTURB TENANT

FOR SALE OR LEASE

9,373 sf

For Sale

\$1,950,000.00

For Lease -

\$15.00 Per Square Foot NNN

\$11,716.25 / month Rent

\$4,014.77 / month CAM

\$15,731.02 / month Total

PROPERTY STATISTICS

<u>BUILDING</u>		<u>SITE</u>	
SIZE	9,373	SITE SIZE	1.0 Acres
YOC	2006	PARKING	32 Surface
MATERIALS	Masonry	ZONING	C-3
CAM (2025)	\$5.14	TAXES (2025)	\$40,976.42

FOR MORE INFORMATION, PLEASE CALL:

John V. Propp, CCIM - 303-692-1816

6565 S. Dayton St., Suite 3000

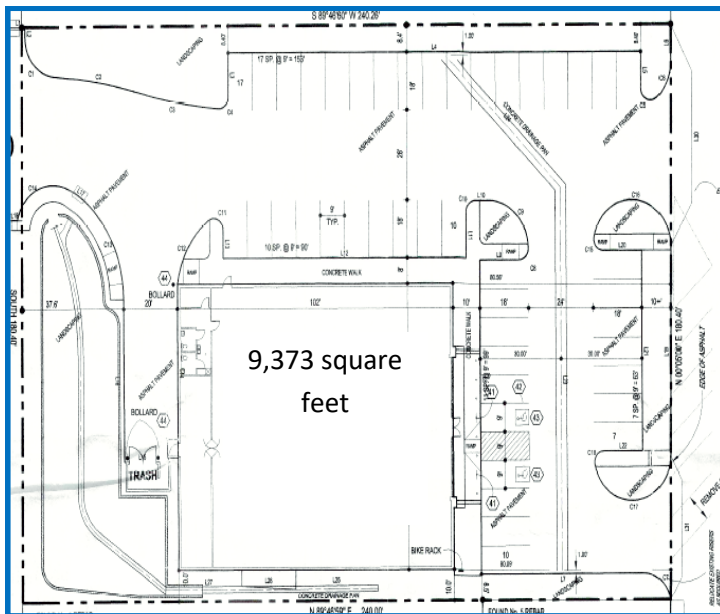
Greenwood Village, CO 80111

John@JohnProppCommercial.com

learn more at www.JohnProppCommercial.com



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Brighton, Colorado 80601



- ◆ The property is located in an Enterprise Zone.
- ◆ Brighton continues to be one of the fastest growing communities in the Denver Metro Area. Brighton benefits from its close proximity to DIA, Denver and the bustling Northern Colorado economy.
- ◆ Top billing on monument sign available for an additional charge.
- ◆ The property has 32 surface parking spaces.

DEMOGRAPHICS (2024)

<u>Radius</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	15,501	40,102	61,195
Households	5,043	13,415	20,482
Median Income	\$76,286	\$94,816	\$104,942
Traffic Counts	21,833 ~ Vpd on	Bridge	

No warranty or representation is made as to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.