

806 & 818 Denver Ave

806 & 818 Denver Ave, Fort Lupton, CO 80621

FOR SALE

Property Summary



VIDEO

Property Description

Prime Infill Land Opportunity – 806 & 818 Denver Ave, Fort Lupton

Positioned along Fort Lupton's main thoroughfare, this dual-parcel site offers exceptional visibility, access, and future development potential. Located just steps from downtown, the property benefits from nearby retail, dining, and community amenities, as well as convenient connections to Hwy 85 and the greater Front Range corridor.

With flexible commercial zoning and an infill location surrounded by growth, 806 & 818 Denver Ave present an ideal opportunity for mixed-use, retail, or multifamily redevelopment. Fort Lupton continues to see steady population and business expansion—making this a strategic investment for those seeking long-term upside in one of Northern Colorado's most accessible and promising submarkets.

Offering Summary

Sale Price:	\$750,000
Lot Size:	0.75 Acres

Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	341	1,399	2,519
Total Population	935	4,048	7,384
Average HH Income	\$70,158	\$76,704	\$87,652

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Additional Photos



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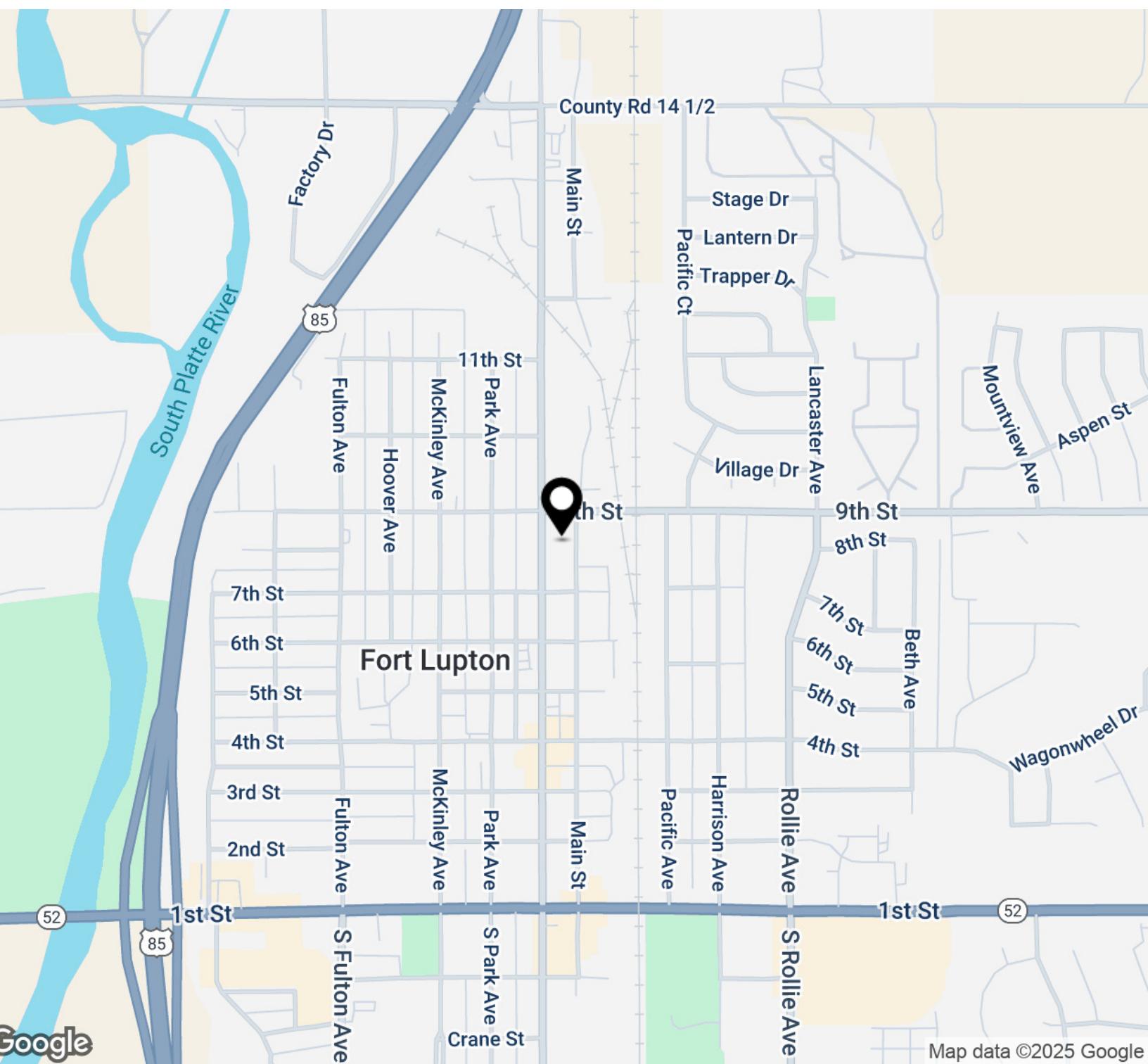
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Location Map



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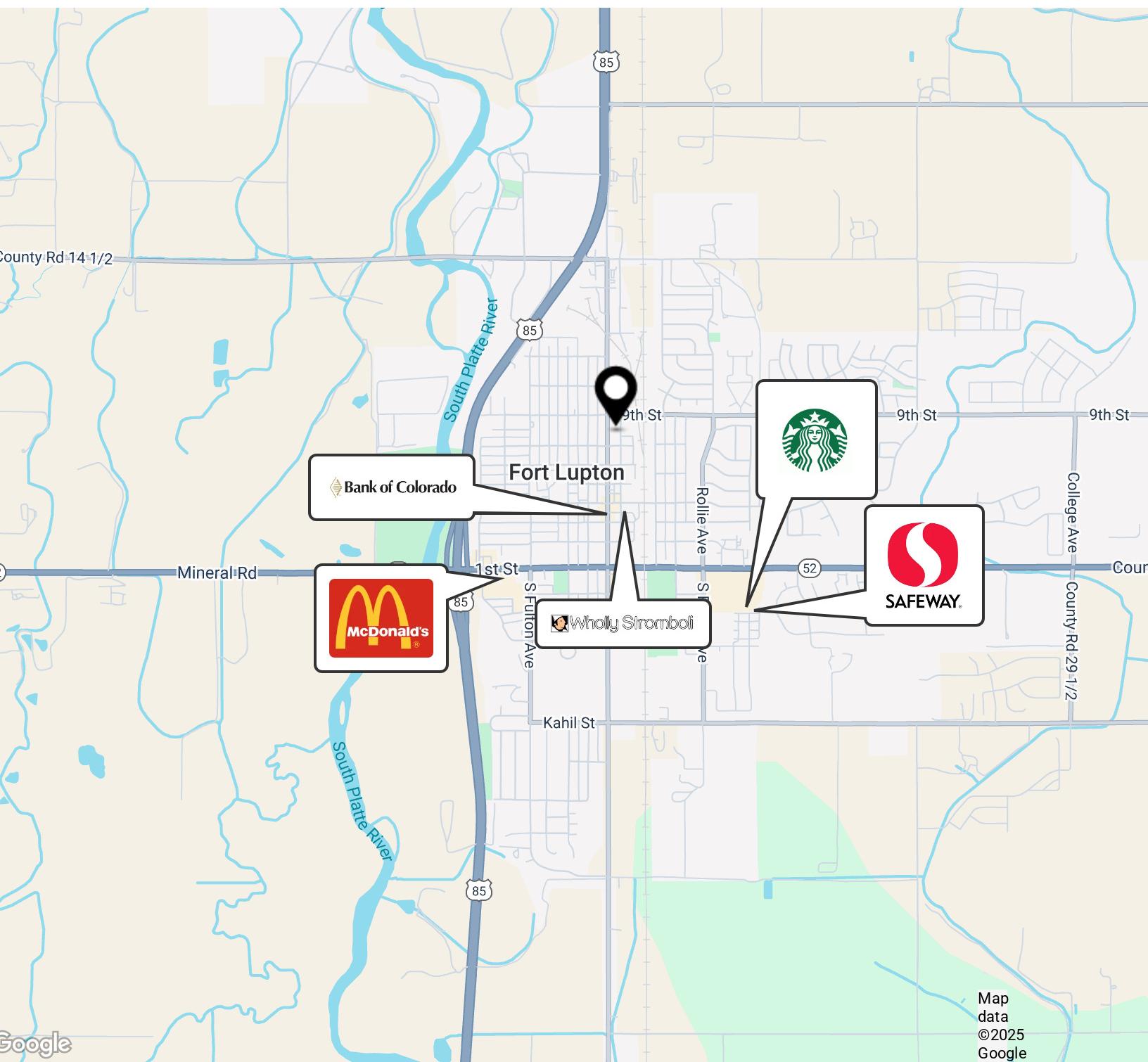
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Retailer Map



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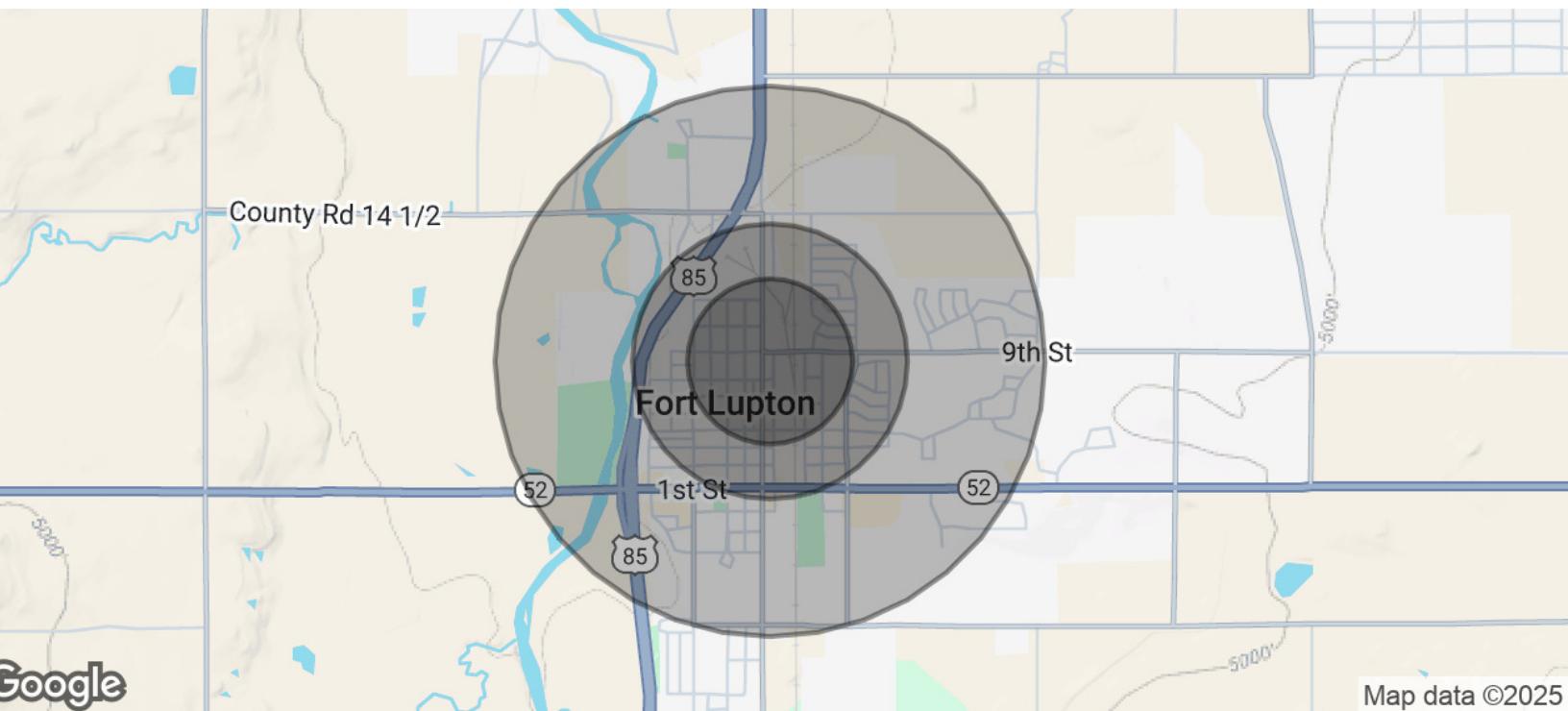
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Demographics Map & Report



Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	935	4,048	7,384
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	39	38	38

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	341	1,399	2,519
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$70,158	\$76,704	\$87,652
Average House Value	\$331,457	\$344,409	\$385,457

Demographics data derived from AlphaMap

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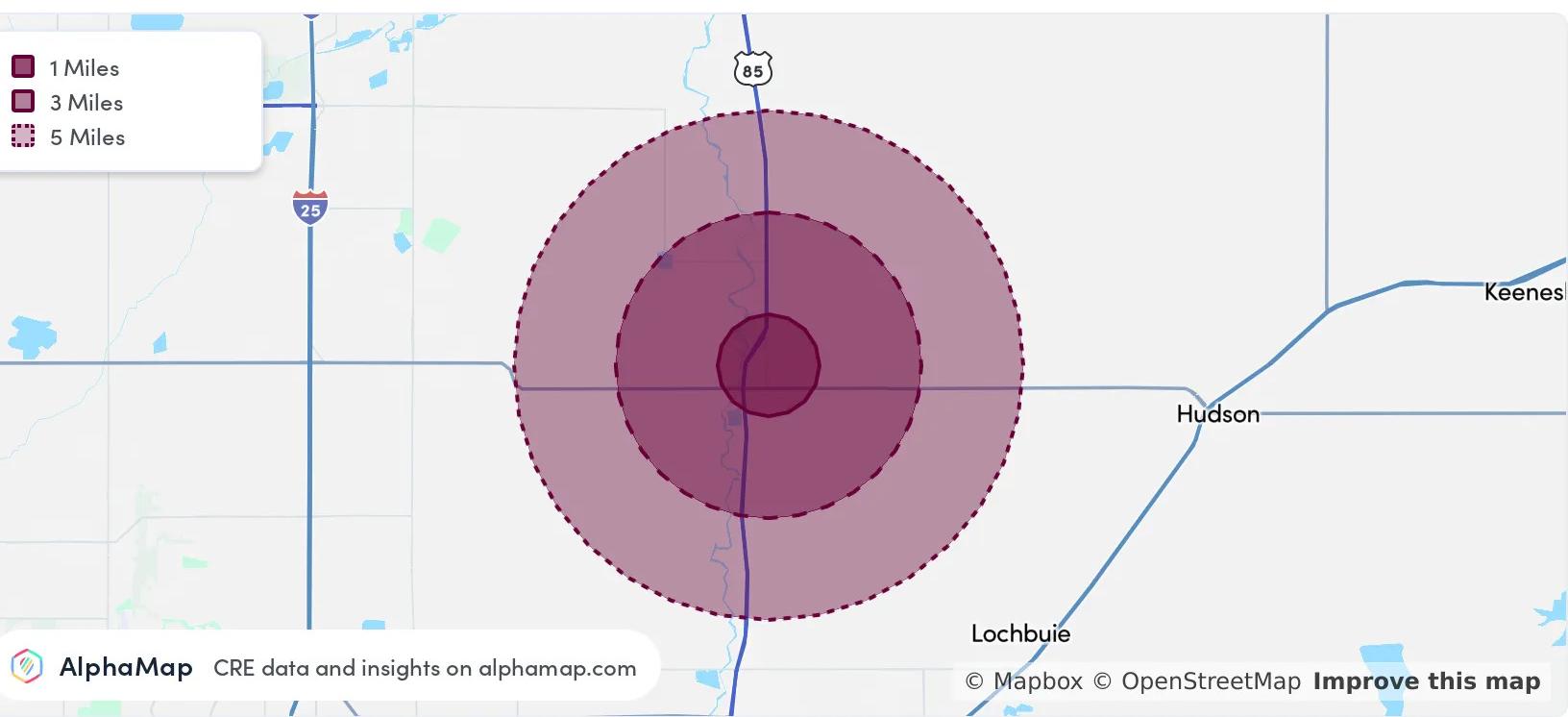
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Area Analytics



Population

	1 Mile	3 Miles	5 Miles
Total Population	7,384	10,645	13,773
Average Age	38	38	38
Average Age (Male)	37	38	38
Average Age (Female)	38	38	39

Household & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,519	3,623	4,680
Persons per HH	2.9	2.9	2.9
Average HH Income	\$87,652	\$95,343	\$102,461
Average House Value	\$385,457	\$445,829	\$507,723
Per Capita Income	\$30,224	\$32,876	\$35,331

Map and demographics data derived from AlphaMap

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Meet The Team



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