

Clover Meadows Commercial Land

15520 E 168th Avenue, Brighton CO 80601

2 adjacent parcels - 5.8 acres

Sale Price - \$1,500,000

E 168th Ave

Offering Memorandum

AVISON
YOUNG

The opportunity

This property offers a rare infill commercial development opportunity in one of Brighton's fastest-growing residential corridors. Comprised of two adjacent parcels totaling approximately 5.79 acres, the property offers an accessible location along E 168th Avenue, surrounded by established neighborhoods and continued residential expansion.

The property is zoned C-1 (Local Retail) in Brighton, Colorado. This district is designed for small-scale retail, service, and civic uses to support suburban or walkable neighborhoods, often situated near residential areas. This zoning enables convenient access to daily needs and is generally located along minor arterial streets or support in mixed-use areas.



Location overview

Clover Meadows

Clover Meadows Commercial Land

Address	15520 E 168th Avenue
Parcel Numbers	0156905219001; 0156905219002
City/State/Zip	Brighton, CO 80601
County	Adams
Asset Type	Vacant Land
Size	5.79 Acres
Zoning	C-1 - Clover Meadows
Uses	Local Retail (under 10K SF), Senior Housing, Restaurant, Office, Medical, Veterinary
Water/Sewer	City of Brighton
Lot Description	Platted lots in the Clover Meadows subdivision
Annexed	Yes

Location overview



9,000 VPD
Frontage along 168th
Avenue



Zoned C-1
Retail, Senior Housing,
Medical, Restaurant,
Veterinary, Pre-School/Day
Care



Over 45,000 residents in
Brighton



Easy access to US-85



Demographics



Total Businesses	310
Households	20,887
Owner Occupied	15,509 (74.25%)
2025 Average Household Income	\$127,305
Total Specified Consumer Spending	\$842 million
Largest Spending Categories	Transportation, Food & Alcohol, Household

Zoning

The city of Brighton has zoned these parcels C-1 - Local Retail. The C-1 district provides small-scale retail, service, civic and employment uses to support suburban or walkable neighborhoods. It is generally located near residential neighborhoods and along minor arterial streets.

General uses include:

- Senior Living
- School
- Retail (up to 10,000 SF)
- Veterinary
- Day Care
- Grocery (under 10,000 SF)
- B&B
- Medical Care (under 10,000 SF)
- Office (under 10,000 SF)
- Restaurant (under 5,000 SF)



City of Brighton Planning Department



01.

**PRELIMINARY
APPLICATION
CONFERENCE
(PAC):**

High-level cursory
review of a
development proposal

02.

**ANNEXATION
(DONE)**

03.

**ZONING MAP
AMENDMENT
(NOT NEEDED)**

04.

**SITE PLAN
REVIEW**

Administrative review
of building design,
parking, and site layout

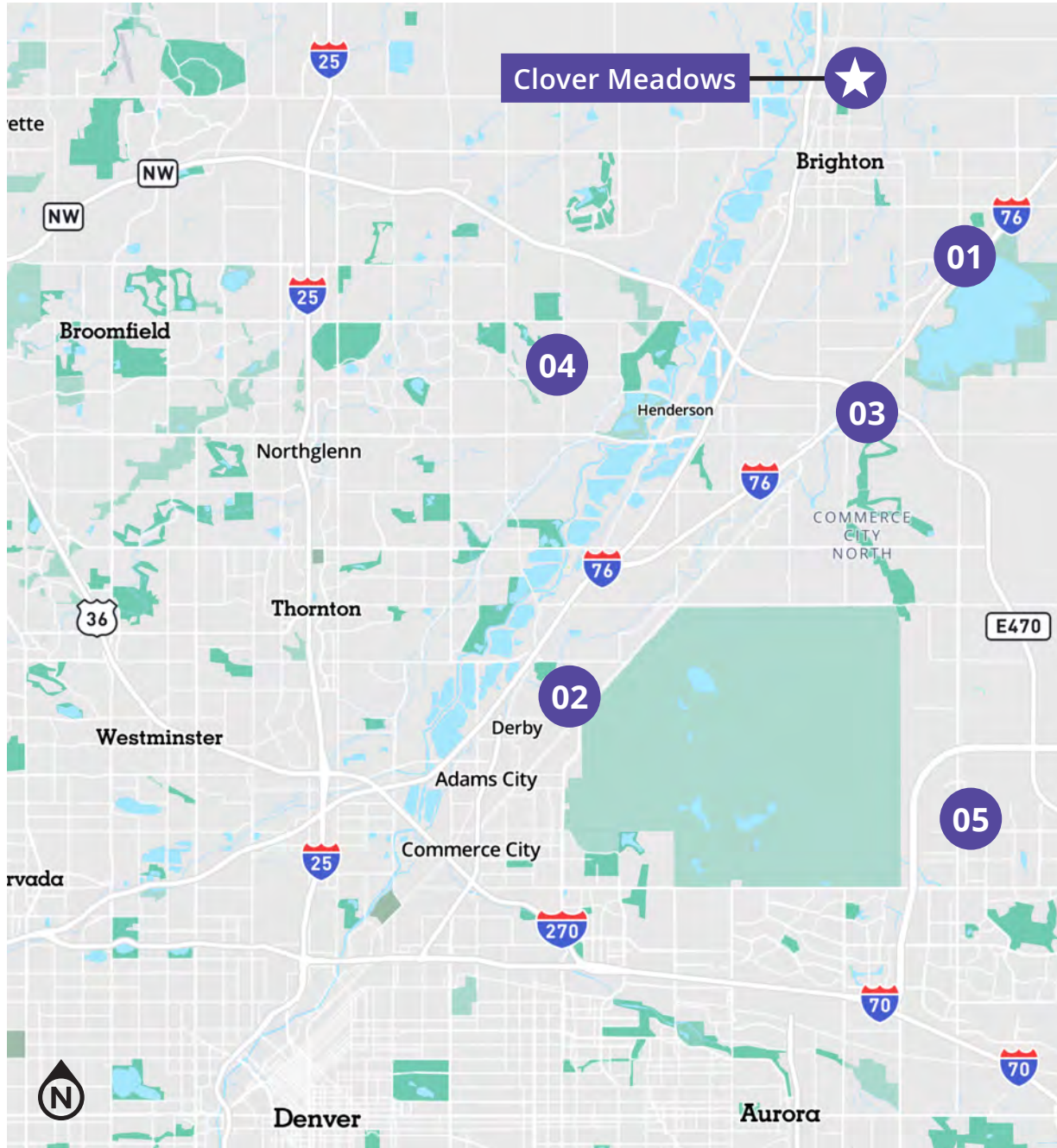
05.

PERMITS

Impact fees - including
water/sewer - due at
time of building and
construction permits

E 168th Ave

Land Comps



01	18901 E 144th Ave (Prairie Corner)
Acreage	2.88 acres
Sale Date	Nov 2024
Sale Price	\$1,694,300
Price Per SF	\$13.51/SF
02	7490 E 80th Ave
Acreage	3.57 acres
Sale Date	Feb 2026
Sale Price	\$1,300,000
Price Per SF	\$8.36/SF
03	15955 E 120th Ave
Acreage	3.49 acres
Sale Date	Apr 2026
Sale Price	\$925,000
Price Per SF	\$6.08/SF
04	7124 E 128th Ave
Acreage	3.10 acres
Sale Date	Aug 2024
Sale Price	\$1,050,000
Price Per SF	\$7.78/SF
05	6298 Argonne St
Acreage	6.27 acres
Sale Date	Oct 2025
Sale Price	\$2,250,000
Price Per SF	\$8.24/SF

Get more information

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