

Brighton Business Center

991 Platte River Blvd,
Units A/B/C
Brighton, CO 80601

SALE PRICE

\$1,100,000
For Lease |
\$16.00/SF + NNN

Zoning: C-3

Commercial
Retail/Office
Recreation/Medical



PROPERTY SUMMARY

Address: 991 Platte River Blvd, Units A/B/C
Brighton Co 80601

County: Adams County

Property Type: Commercial, Retail, Office
or Medical (to name a few options)

Sale Price: \$1,100,000

For Lease: \$16.00/SF + NNN

Total Leasable Area: 4,570 sq. ft.)

Building Class: B

Stories: 1

Year Built: 2007 (Effective remodel 2018)

Parking: 25 dedicated spaces

Zoning: C-3

Utilities: Water included; electricity, gas,
cable, internet available

Construction: Stucco exterior, metal roof

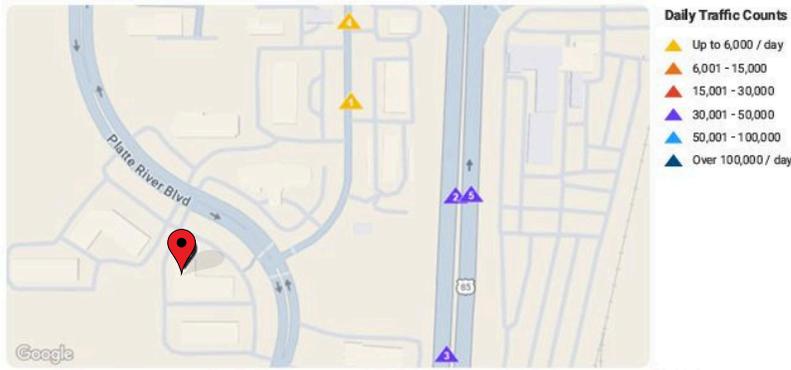
Security: Security system installed



Kristen Miller
303-503-9823

284 N. Main
Brighton, CO 80601

Traffic Counts



Traffic Counts within 1 mile by Proximity

3,451	38,404	34,210	3,499	42,185
Brighton Rd	US Hwy 85	US Hwy 85	Brighton Road	United States Highway 85
2024 Est. daily traffic counts	2024 Est. daily traffic counts	2024 Est. daily traffic counts	2021 Est. daily traffic counts	2024 Est. daily traffic counts
Cross: W Bromley Ln Cross Dir: N Distance: -	Cross: W Bromley Ln Cross Dir: N Distance: 0.12 miles	Cross: W Bromley Ln Cross Dir: N Distance: 0.2 miles	Cross: W Bromley Ln Cross Dir: N Distance: 0.07 miles	Cross: Platte River Blvd Cross Dir: W Distance: 0.11 miles
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts
Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type
2014 ▲ 36,634 ADT	2013 ▲ 32,000 AADT	2011 ▲ 34,000 AADT	2017 ▲ 3,638 ADT	2019 ▲ 41,530 ADT
2013 ▲ 38,200 ADT	2011 ▲ 34,000 AADT	2010 ▲ 34,000 AADT	2015 ▲ 3,851 ADT	
2011 ▲ 38,713 ADT	2010 ▲ 34,000 AADT	2009 ▲ 35,050 ADT	2014 ▲ 3,202 ADT	
2010 ▲ 35,121 ADT			2009 ▲ 3,033 ADT	
2009 ▲ 35,590 ADT				

AAWT - Annual Average Daily Traffic ADT - Average Daily Traffic AADT - Average Weekly Daily Traffic
NOTE: Daily Traffic Counts are a mixture of actual and estimates

RECENT USE:

- Current Use: Gym/fitness center (owner-occupied)

LOCATION: Highlights

- Near Hwy 85 gateway into Brighton
- High-traffic visibility along Bromley frontage road
- Surrounded by restaurants, hotels, and local businesses
- Easy access to major roadways & public transportation



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12/1/2025



UPDATES:

- Roof 2021
- HVAC Roof top units 2024
- Hot water heater 2025

ADDITIONAL NOTES

- Three storefront units under one combined lease
- Individually controlled HVAC
- 24-hour access
- Condo dues include water, insurance, snow removal, landscaping
- Owner vacates mid-May 2026
- Non-compete applies for similar gym/fitness use



A PERFECT LOCATION REALTY

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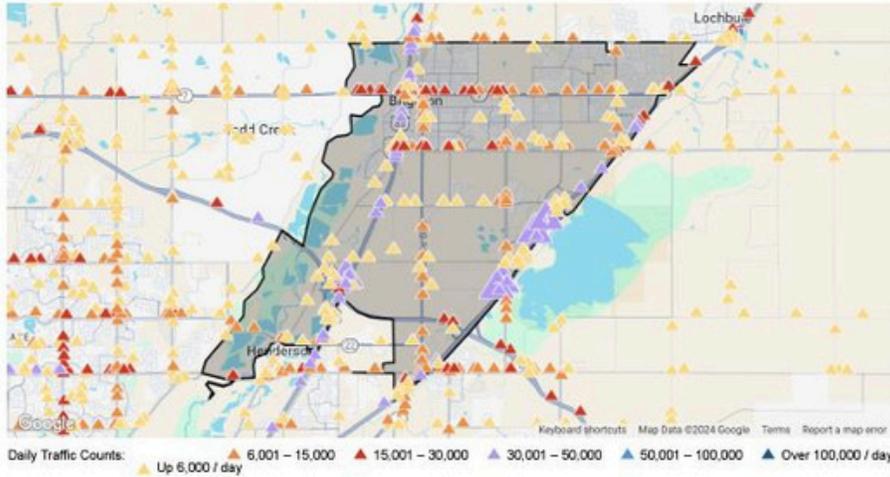
City Traffic Counts

RECOLORADO

Trade Area Report

Brighton, CO 80601

Traffic Counts



1	2	3	4	5
49,848	47,094	45,660	44,283	43,963
2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts	2023 Est. daily traffic counts
Street: Buckley Rd Cross: Cameron Dr Cross Dir: E Dist: 0.25 miles	Street: -- Cross: -- Cross Dir: -- Dist: --	Street: 076A Cross: Cameron Dr Cross Dir: E Dist: 0.19 miles	Street: 076A Cross: Burlington Blvd Cross Dir: SW Dist: 0.41 miles	Street: United States Highway 85 Cross: Hwy 85 Cross Dir: SW Dist: 0.03 miles
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts
Year Count Type	Year Count Type	Year Count Type	Year Count Type	Year Count Type
2021 ▲ 47,712 AADT	2018 ▲ 46,152 AADT	2020 ▲ 42,000 AADT	2020 ▲ 41,000 AADT	2019 ▲ 43,331 ADT
2018 ▲ 51,257 AADT		2019 ▲ 48,000 AADT	2019 ▲ 47,000 AADT	

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

WHY BRIGHTON?
 Brighton is a thriving, business-friendly community with strong local demand and consistent customer traffic. The Brighton Business Center offers visibility, accessibility, and long-term growth potential.



FINANCIALS / USES / MAP
Flexible Commercial Space with Multi-Use Potential
USES:

- Retail
- Professional Office
- Medical / Dental
- Studio / Personal Services
- Pet Services
- Restaurant
- Recreational / Event Space

Base Rent

- \$16.00 / sq. ft.
- Annual: \$73,120
- Monthly: \$6,093.33

NNN Charges (Approx. \$6.85 / sq. ft.)

- Property Taxes: \$20,163
- Hazard Insurance: \$3,000
- CAM/Operating Fees: Variable
- Annual NNN Total: \$31,314

Total Occupancy Cost

- \$22.85 / sq. ft. annually



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