



CONFIDENTIAL
OFFERING
MEMORANDUM

FREESTANDING
AUTO RETAIL/
DEVELOPMENT
OPPORTUNITY

**15970 S
GOLDEN RD,**
Golden, CO 80401



This is a confidential memorandum intended solely for your own limited use to determine whether you have an interest in the potential acquisition of 15970–15990 S Golden Road (the “Property”), a 1.26-acre site located in one of Golden’s most active corridors. The Property presents a compelling blend of land value and in-place income, offering immediate cash flow from established tenants while positioning a future owner to capitalize on long-term redevelopment potential.

The Property benefits from recent capital improvements, including a new roof installed in 2018 and a new sewer line completed in 2021, enhancing operational stability and reducing near-term capital expenditure requirements. With strong frontage along South Golden Road and a generous lot size, the Property represents a strategic land holding within a corridor that continues to evolve.

Surrounded by a mix of residential growth and established commercial activity, the location supports steady demand driven by accessibility, convenience, and consistent daily traffic patterns. Investors may benefit from stabilized revenue in the near term while evaluating a range of future strategies, including entitlement, site reconfiguration, or more intensive redevelopment. Whether maintaining current operations, repositioning existing improvements, or pursuing a broader development vision, the Property offers the scale and flexibility to support multiple paths forward.

Digby Commercial Advisors and Sperry-Rocky Mountain have been retained as the exclusive advisors to represent the ownership, its parents, subsidiaries, and affiliates, direct or indirect (collectively, the “Owner”) in this effort.

You agree to treat confidentially the information contained in this memorandum (the “Information”). You agree that you will use such Information exclusively for the purpose of evaluating the merits of a possible transaction with respect to the Property. You will not knowingly use the Information in any way detrimental to the Owner and agree that such Information will be kept confidential by you and agents or advisors retained by you in connection with your evaluation of such a transaction; provided however, that any such Information may be disclosed to your directors, officers, employees, and representatives and to individuals acting in similar capacities on your behalf who need to know such Information for the purpose of evaluating a possible transaction between you and the Owner (it being understood that such agents, advisors, directors, officers, employees and representatives shall be informed by you of the confidential nature of such Information and shall be directed by you to treat such Information confidentially). Although the Information has been prepared in good faith and is believed to be accurate, you understand that neither the advisors nor the Owner have made or make any express or implied representations or warranties as to the accuracy or completeness of the Information. You agree that neither the advisors nor the Owner shall have any liability to you or any of your representatives or agents resulting from the use of the Information.

Furthermore, this memorandum shall in no way be construed as creating any warranties or representations, express or implied, as to the existence or non-existence, or nature of any hazardous or toxic substance, in, under or on the Property. Any interested investor is hereby advised to obtain their own assistance from professional consultants and/or attorneys with respect to hazardous substances. The Owner and its advisors expressly reserve the right in their sole discretion to reject any or all proposals or expressions of interest and may terminate discussions with any party at any time with or without notice. If you do not wish to pursue this matter, kindly return this confidential memorandum to the advisors at your earliest possible convenience.

15970 SOUTH GOLDEN RD GOLDEN, COLORADO



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INTRODUCTION

15970-15990 S Golden Road presents a compelling blend of land value and in-place income in one of Golden’s most active corridors. The 1.26-acre site offers immediate cash flow from established tenants while positioning a future owner to capitalize on long-term redevelopment potential. A new roof was installed in 2018 and a new sewer line in 2021, further enhancing the property’s operational stability and reducing near-term capital expenditure needs.

With its generous lot size and strong frontage along South Golden Road, the property stands out as a strategic land hold in a corridor that continues to evolve. Investors can benefit from stabilized revenue today while evaluating entitlement strategies, site reconfiguration, or a more intensive future use.

Surrounded by a mix of residential growth and established commercial activity, the location supports steady demand driven by convenience, accessibility, and daily traffic patterns. Whether the vision is to maintain the current income profile, reposition the improvements, or pursue a broader redevelopment concept, the site offers the scale and flexibility to support multiple paths forward.

Price: \$2,100,000

Gross Annual Income: \$139,200

Building Price/SF: \$379

Land Price/SF: \$38.17

Property Type: Freestanding Auto/ Retail

Subtype: Development Opportunity

Sale Type: Investment/Owner User

Bldg 1/Bldg 2 Size: 3,972 SF/ 1,568 SF

TOTAL BLDG SF: 5,540 SF

Land Area: 55,016 SF | 1.26 Acres

Year Built/Reno: 1947 | 1980

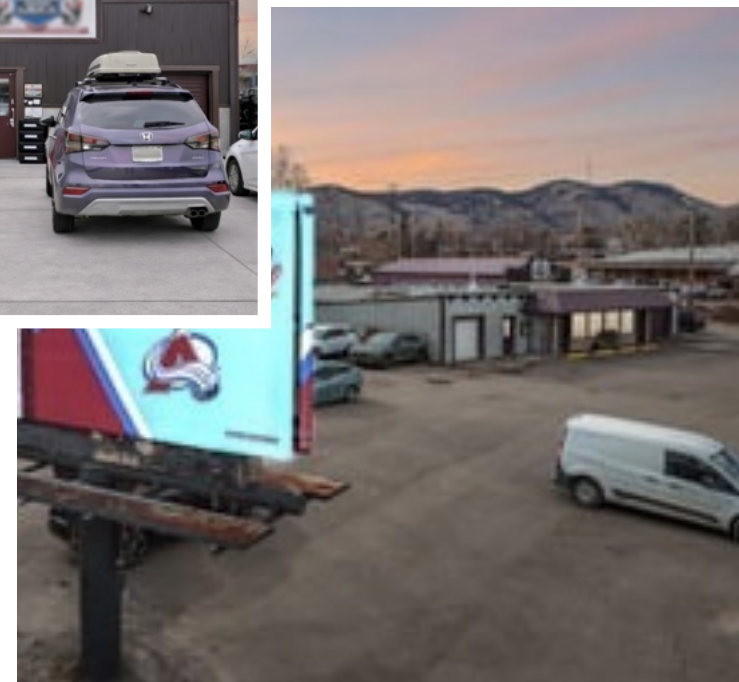
Construction Type: Masonry

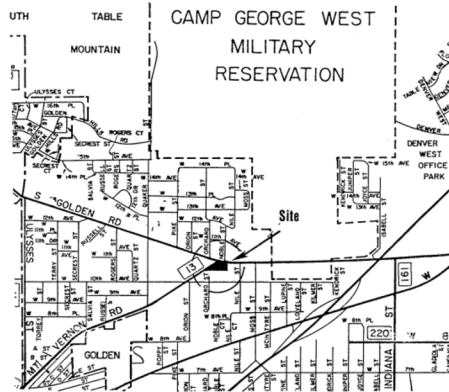
Zoning: P-D

Taxes: \$24,866.68

County: Jefferson





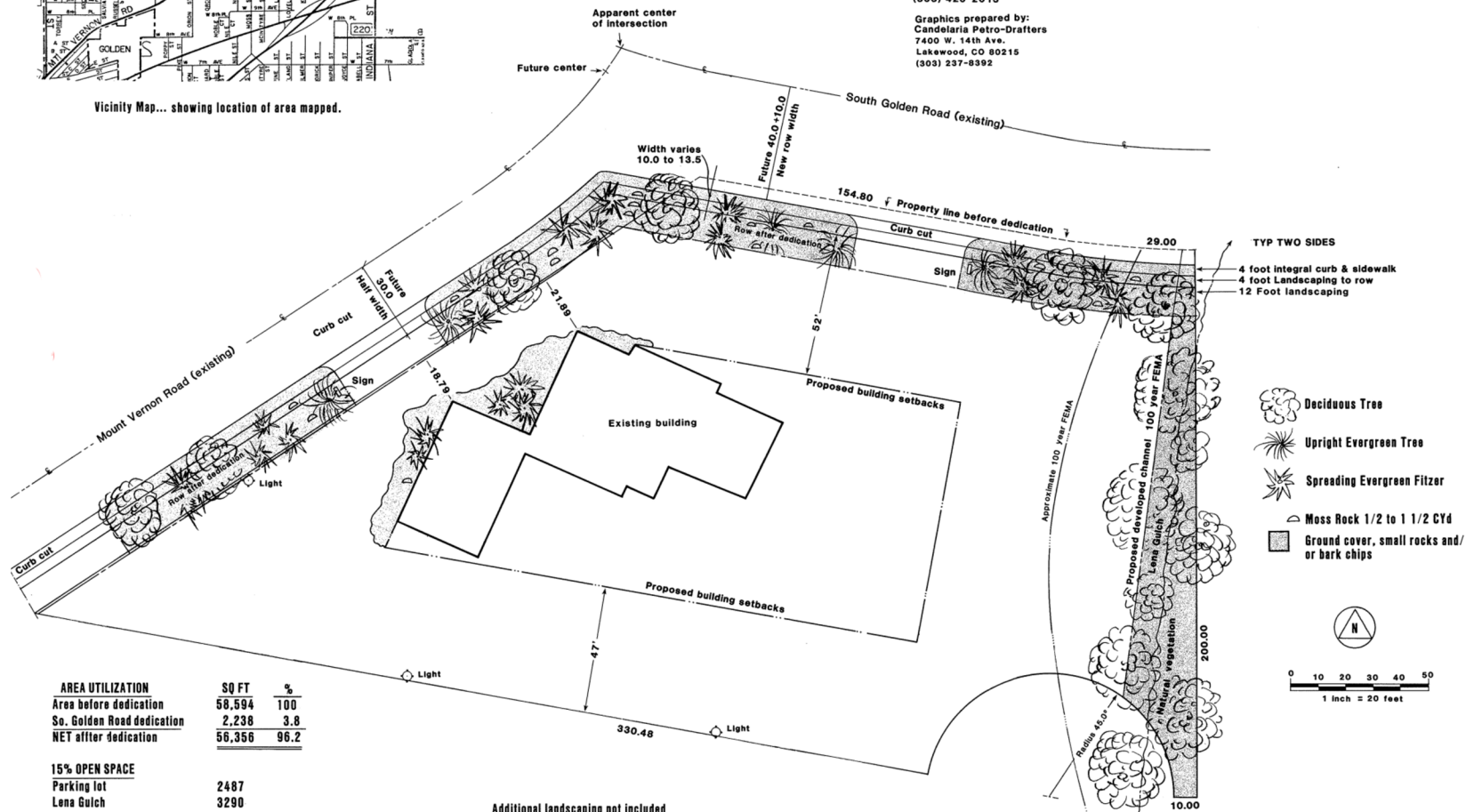


Vicinity Map... showing location of area mapped.

GOLDEN PROPERTIES OFFICIAL DEVELOPMENT PLAN

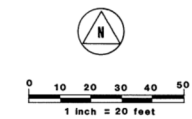
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- TYP TWO SIDES
- 4 foot integral curb & sidewalk
 - 4 foot Landscaping to row
 - 12 Foot landscaping

- Deciduous Tree
- Upright Evergreen Tree
- Spreading Evergreen Filzer
- Moss Rock 1/2 to 1 1/2 CYd
- Ground cover, small rocks and/or bark chips



AREA UTILIZATION	SQ FT	%
Area before dedication	58,594	100
So. Golden Road dedication	2,238	3.8
NET after dedication	56,356	96.2

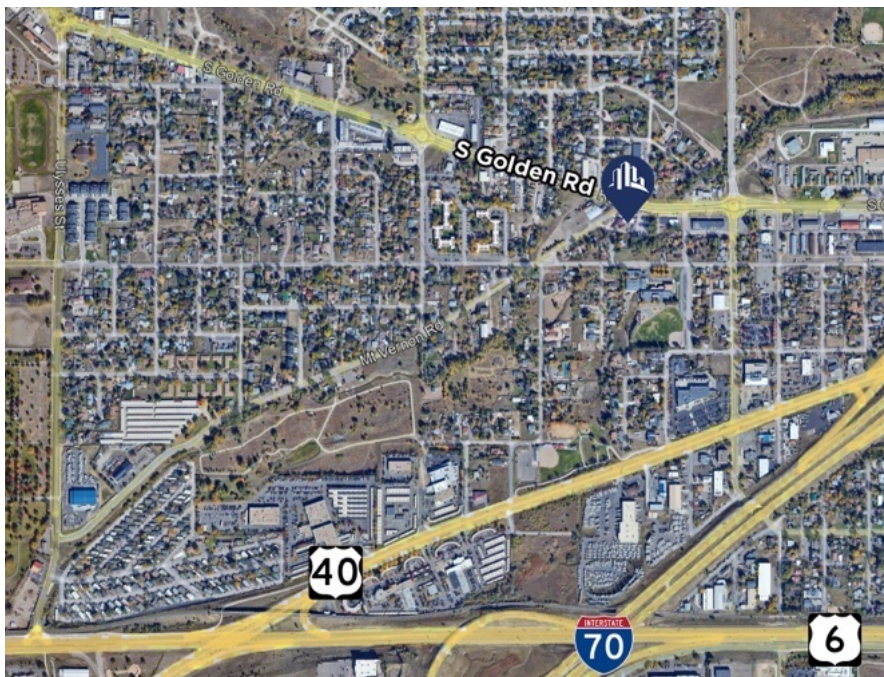
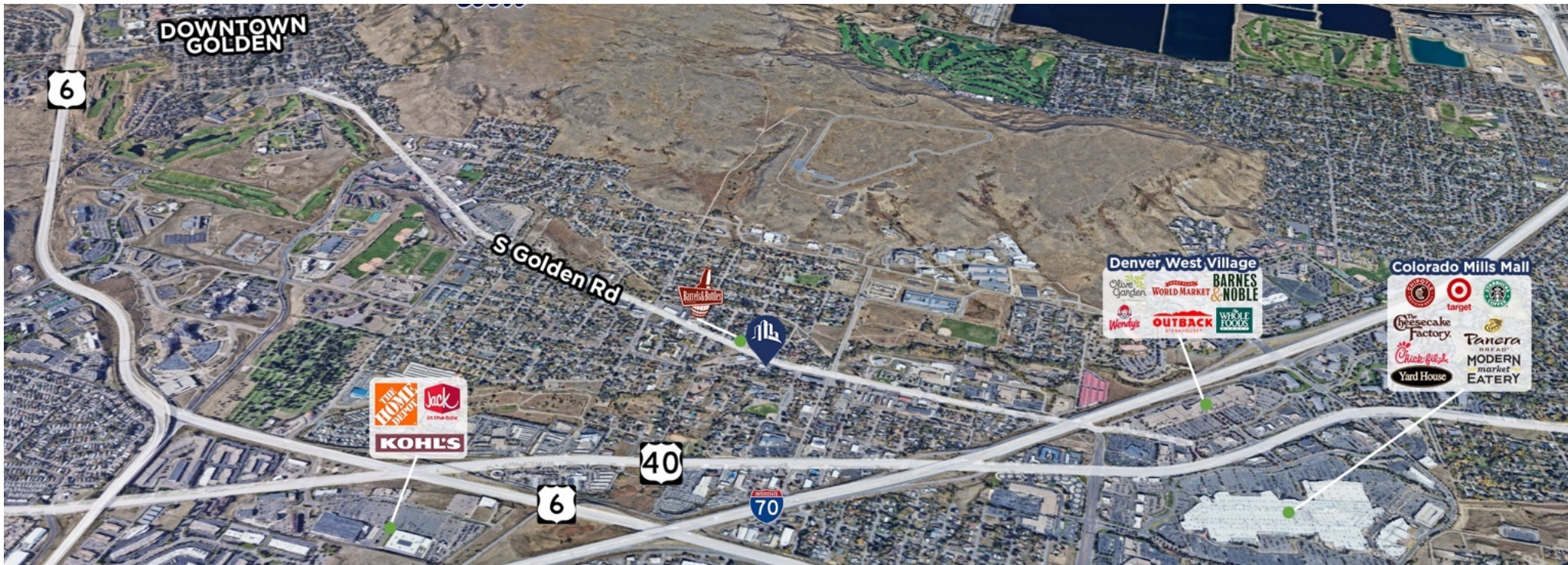
15% OPEN SPACE	SQ FT	%
Parking lot	2487	
Lena Gulch	3290	
So. Oldn Road	2448	
Mt Vernon Road	228	
	8,453	15.00
Parking	32,703	58.00
Building footprint	15,200	27.00
	56,356	100.00

Additional landscaping not included in 15% open space.

So. Golden Road	776	Sq. Ft.
Mt Vernon Road	3,472	Sq. Ft.
	4,248	Sq. Ft.

Gross building area: 15,200 sq ft 1 level
Parking: 4.5 spaces/1000 GBA at 478 sq ft each

* Data base per Joffco documents and urban drainage for FEMA 100 year existing conditions.



15970-15990 South Golden Road is positioned in the West Golden submarket near the intersections of South Golden Road and Orion Street and provides strong access to US Highway 6 and Interstate 70 as well as the greater Denver metro area. The surrounding area features a dense concentration of service retail, automotive users, and residential neighborhoods, making the property well suited for automotive, service, and retail-oriented users seeking visibility, access, and strong daily traffic exposure.

Golden

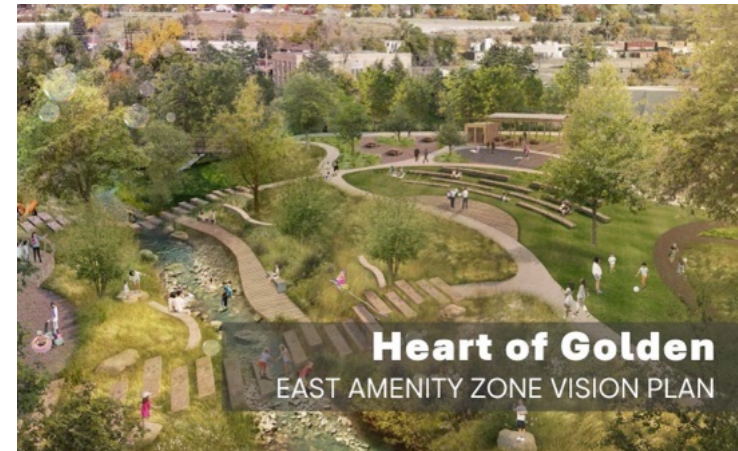


Golden, Colorado is a well-established Front Range community known for its unique blend of historic charm, outdoor lifestyle, and economic vitality. Positioned at the base of the Rocky Mountains, Golden benefits from strong regional draw driven by tourism, recreation, and proximity to Denver, while maintaining a distinct small-town identity that attracts both residents and businesses.

The city offers a diverse mix of cultural, recreational, and dining experiences anchored by Clear Creek, Lookout Mountain, and a vibrant downtown core. Golden's ability to balance natural amenities with steady population growth and employment access has made it one of the most desirable communities in the west metro, supporting long-term real estate demand and resilient property values.

Redevelopment project in Golden breaks ground

Clayworks will bring 12 million square feet of new office, residential, hotel and retail space to the five-block district.



CITY HALL AND POLICE

The new, consolidated City Hall and Police Station will anchor the southeast corner of Archer Street and 10th Street. From this area, new pedestrian crossings would connect the Civic area to the south with future partnership opportunities to the north.

Due to the sloping grade of the site, the building mass can be reduced along 10th Street, while still providing the necessary scale of the structure. Furthermore, the southern edge provides another public gathering opportunity for events adjacent to the building.

South Golden Road

South Golden Road represents an early-entry opportunity into a corridor undergoing meaningful transition, with clear upside as new mixed-use development is delivered and land values strengthen. Historically characterized by lower-density industrial and service uses, the corridor is actively evolving into a more modern, residential-supported commercial environment.



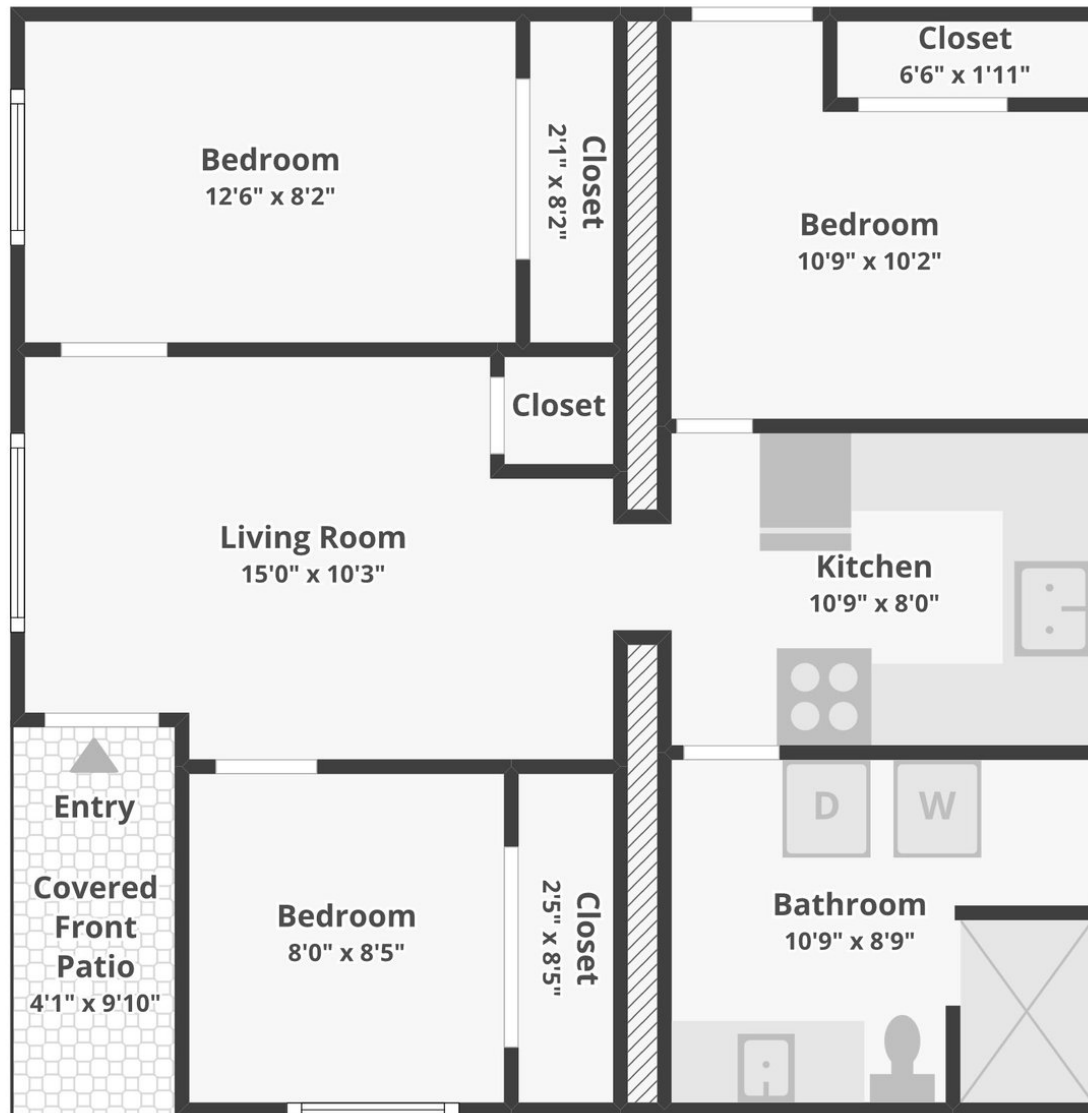
Recent, current, and future projects for South Golden Road.



Significant residential growth is already underway, led by REVA Development's AVERE on South Golden — a 353-unit mixed-use project on approximately 14.4 acres — alongside additional approved projects totaling hundreds of apartment units, townhomes, and new retail space fronting South Golden Road. These developments signal increasing market confidence and a rapidly expanding customer base that will support neighborhood-serving retail and service uses.

This growth is reinforced by an improving amenity mix, with established destination operators such as Barrels and Bottles helping anchor the corridor and accelerate its shift toward experience-driven and community-oriented retail. Public-sector investment further supports the long-term outlook, as roadway safety and functionality improvements aligned with FHWA “road diet” concepts enhance walkability, traffic flow, and overall livability as density increases.

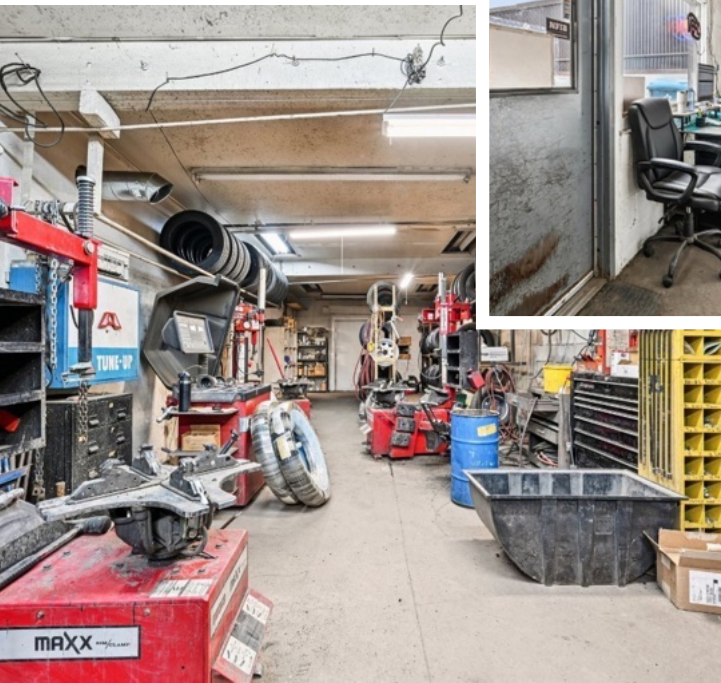
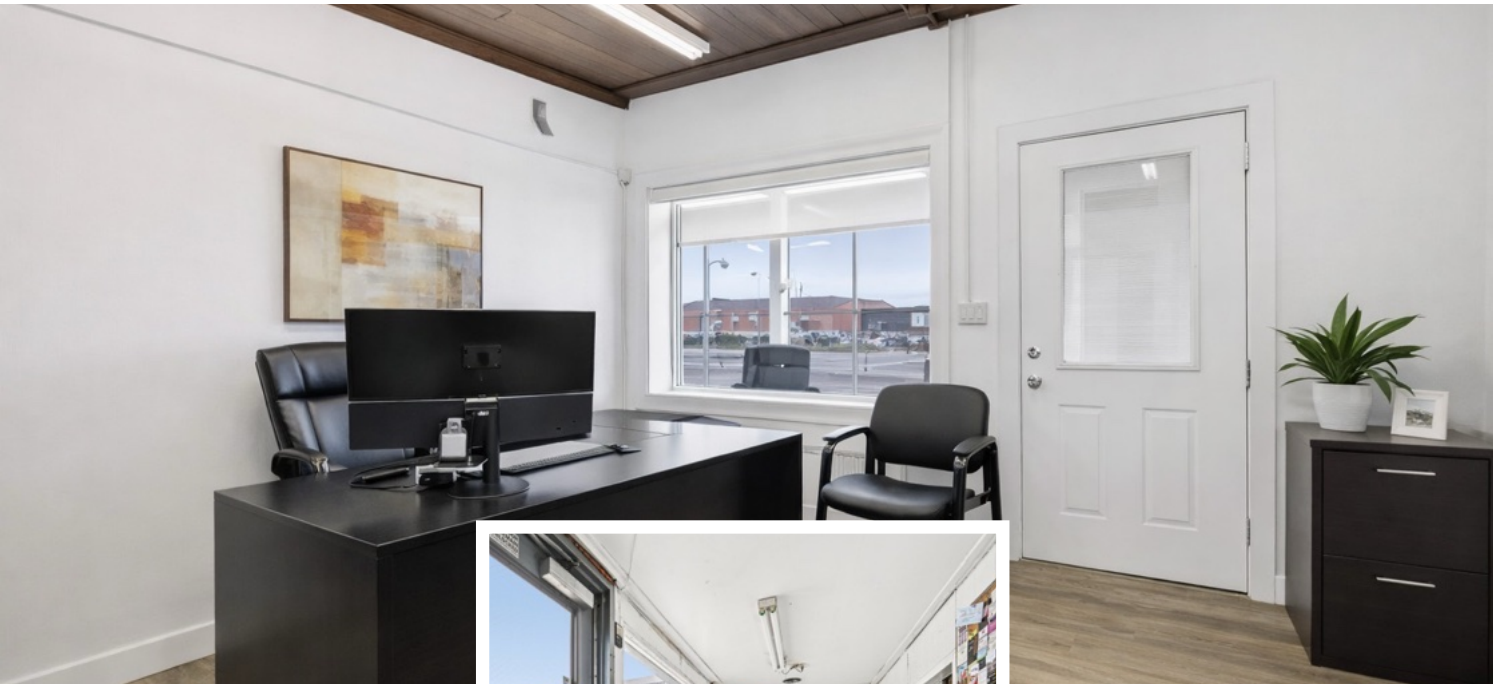
Collectively, these factors position South Golden Road as a compelling infill growth corridor, offering investors and users the opportunity to secure a foothold ahead of full stabilization, while benefiting from strong fundamentals driven by housing delivery, infrastructure investment, and evolving consumer demand.



15970 S Golden Rd, Golden, CO 80401

Floor 1

Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.





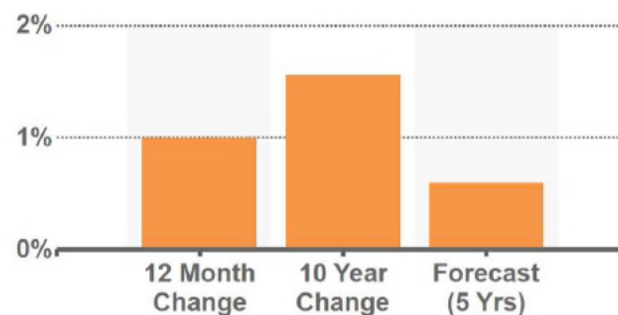
Demographic Category	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
	Metro	US	Metro	US	Metro	US	Metro	US
Population	3,079,028	342,186,125	0.6%	0.4%	0.9%	0.6%	0.7%	0.3%
Households	1,289,753	134,019,828	0.9%	0.7%	1.6%	1.0%	1.0%	0.6%
Median Household Income	\$108,508	\$83,682	3.1%	2.7%	4.4%	4.1%	3.9%	3.5%
Labor Force	1,788,450	170,954,391	1.0%	1.2%	1.6%	0.8%	0.6%	0.2%
Unemployment	4.8%	4.3%	0.2%	0.2%	0.2%	-0.1%	-	-

Source: Oxford Economics

POPULATION GROWTH

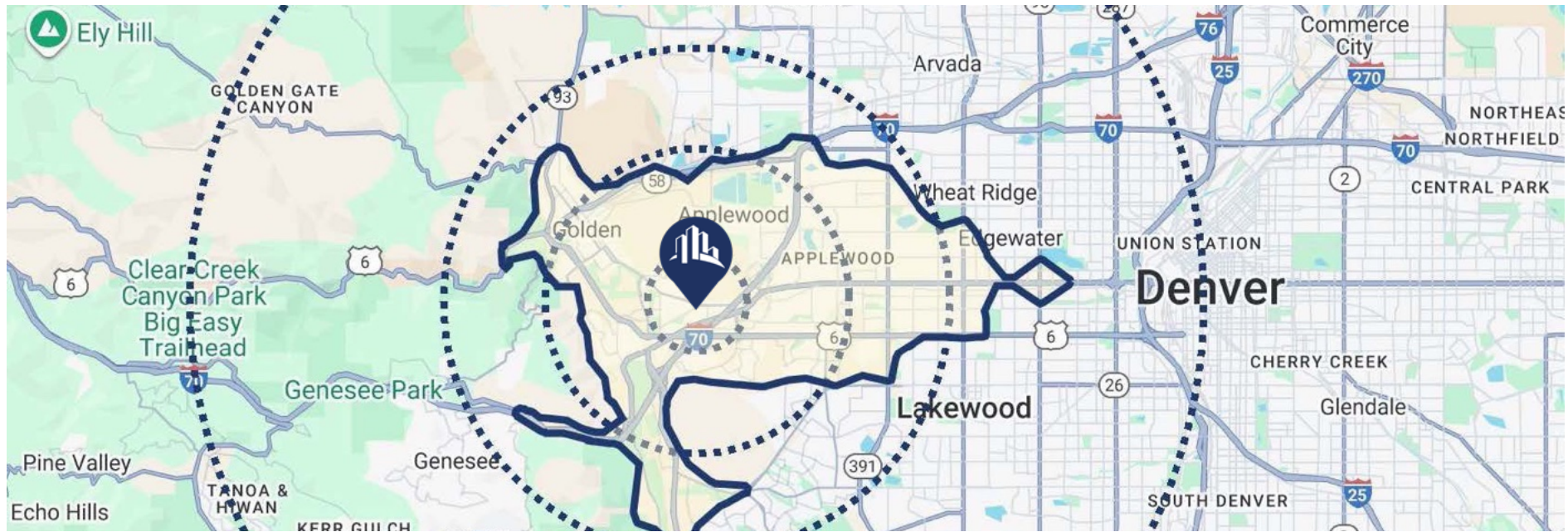


LABOR FORCE GROWTH



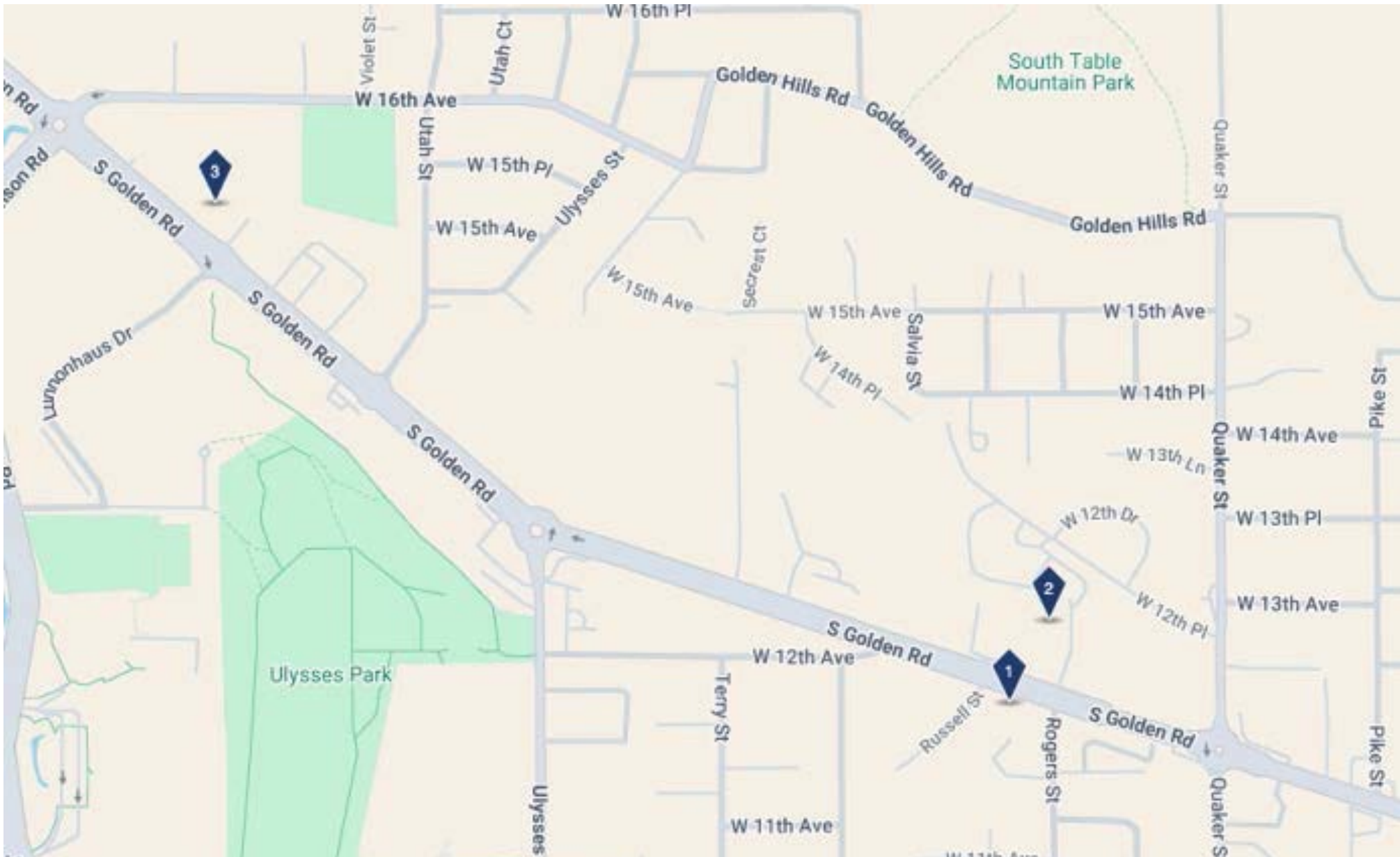
INCOME GROWTH





Daytime Employment

Radius	1 mile			3 miles			5 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industri...	8,217	507	16	50,284	5,388	9	86,887	9,626	9
Trade Transportation & Uti...	2,118	106	20	6,032	566	11	12,853	1,204	11
Information	59	8	7	1,359	104	13	2,067	171	12
Financial Activities	187	48	4	3,438	595	6	7,616	1,068	7
Professional & Business S...	536	76	7	9,533	939	10	14,824	1,771	8
Education & Health Services	484	102	5	10,722	2,207	5	21,344	3,552	6
Leisure & Hospitality	902	67	13	6,318	380	17	9,041	630	14
Other Services	430	77	6	2,167	431	5	5,027	980	5
Public Administration	3,501	23	152	10,715	166	65	14,115	250	56
Goods-Producing Industries	878	77	11	10,702	430	25	19,092	993	19
Natural Resources & Mining	5	1	5	67	14	5	120	27	4
Construction	462	51	9	2,602	255	10	5,246	628	8
Manufacturing	411	25	16	8,033	161	50	13,726	338	41



1 16650 S Golden Rd

Golden, Colorado 80401 (Jefferson County) - West Denver Submarket



RBA	600 SF	Last Sale Price	\$875,000
Built/Rennovated	1966	Last Sale Date	02/24/2025
Land Area (SF)	26,572		
Zoning	C-2		

2 16601 S Golden Rd

Golden, Colorado 80401 (Jefferson County) - West Denver Submarket



RBA	4,668 SF	Last Sale Price	\$1,850,000
Built/Rennovated	1978	Last Sale Date	08/27/2025
Land Area (SF)	50,486		
Zoning	P-D		

3 17575 S Golden Rd

Golden, Colorado 80401 (Jefferson County) - West Denver Submarket



RBA	5,306 SF	Last Sale Price	\$1,300,000
Built/Rennovated	1971	Last Sale Date	11/25/2025
Land Area (SF)	43,760		
Zoning	C-2		

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