

# RETAIL LOTS FOR SALE

GROUND LEASE

Bromley Lane & 8th Avenue  
Brighton, Colorado

SORRENTO  
SQUARE

Highway 85

46,000 VPD

KING  
Scoopers

NATURAL  
GROCERS

8th Avenue

9  
goodwill

Bromley Lane

18,000 VPD

Colorado  
Group

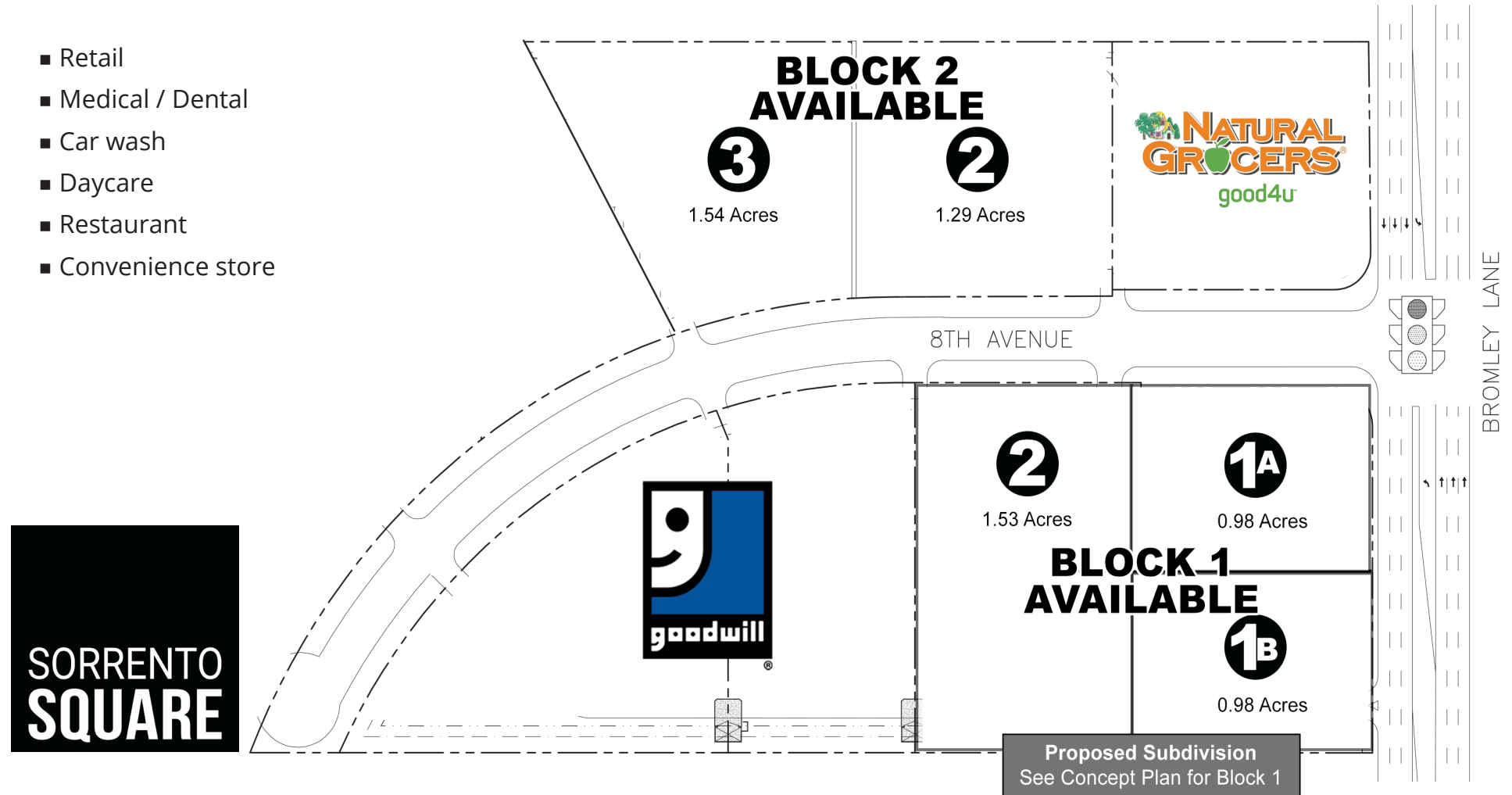
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# PROPOSED SITE PLAN

Approximately 6.32 acres available for sale, ground lease, or build-to-suit.

*NOTE: This schematic site plan is for illustrative and marketing purposes only and is not a warranty of what may or may not be constructed on site. Buyers must independently verify all information for their proposed use.*





### ENTITLEMENTS

Annexed and Zoned (C-2) within the City of Brighton

City of Brighton Table of Allowed Uses: [click here](#)

City of Brighton Comprehensive Plan: [click here](#)

Municipal development resources: [click here](#)

### MUNICIPAL FEES

Development Impact Fees: [click here](#)

Water and Sewer Rates: [click here](#)

Raw Water Dedication in place, Buyer may need to bring additional water.

### UTILITIES

Electric: Xcel Energy

Gas: United Power

Water/Sewer: City of Brighton

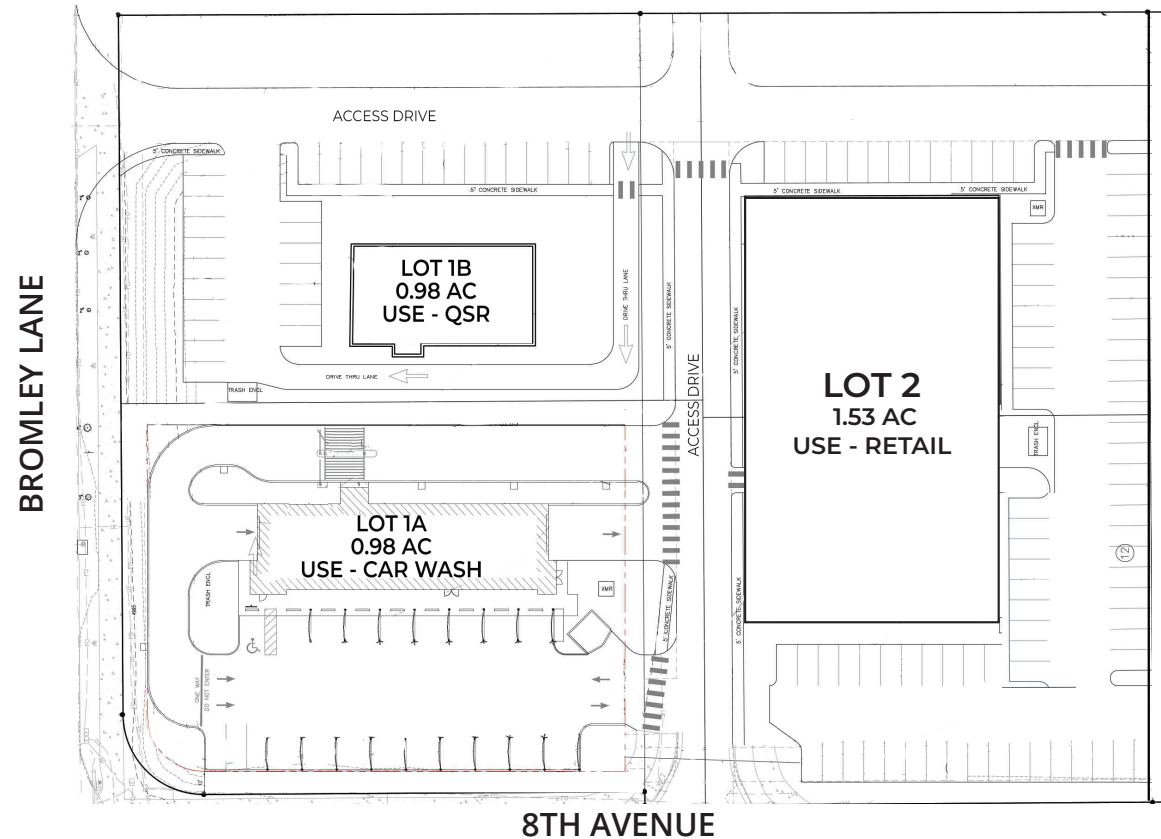
PROPERTY LOCATION	Sorrento Subdivision 8th Avenue & East Bromley Lane Brighton, Colorado
COUNTY	Adams
ZONING	C-2 (Restricted Retail and Services)

# SITE SELECTION MADE EASY

- FOR SALE OR GROUND LEASE
- SIGNALIZED INTERSECTION
- DRIVE THRUS ALLOWED
- WATER FOR DEVELOPMENT IN PLACE

BROMLEY LANE & 8TH AVENUE

## CONCEPT PLAN



### IDEALLY SITUATED FOR:

- Stand alone or multi-tenant retail
- Quick serve restaurant
- Coffee shop
- Medical
- Carwash
- Convenience store



# PROPERTY DEMOGRAPHICS

Excellent  
opportunity  
in high-growth,  
underserved  
trade area.

BROMLEY LANE & 8TH AVENUE



Population	2 Mile	5 Miles	10 Miles
2024	29,447	70,018	258,101
2029 Projection	30,881	74,561	273,985
Households	2 Mile	5 Miles	10 Miles
2024	10,115	23,373	86,721
Income	2 Mile	5 Miles	10 Miles
Average Household	\$89,407	\$113,935	\$116,696
Average Daily Traffic			
East Bromley Lane & 8th Avenue: 18,000 VPD (2025)			



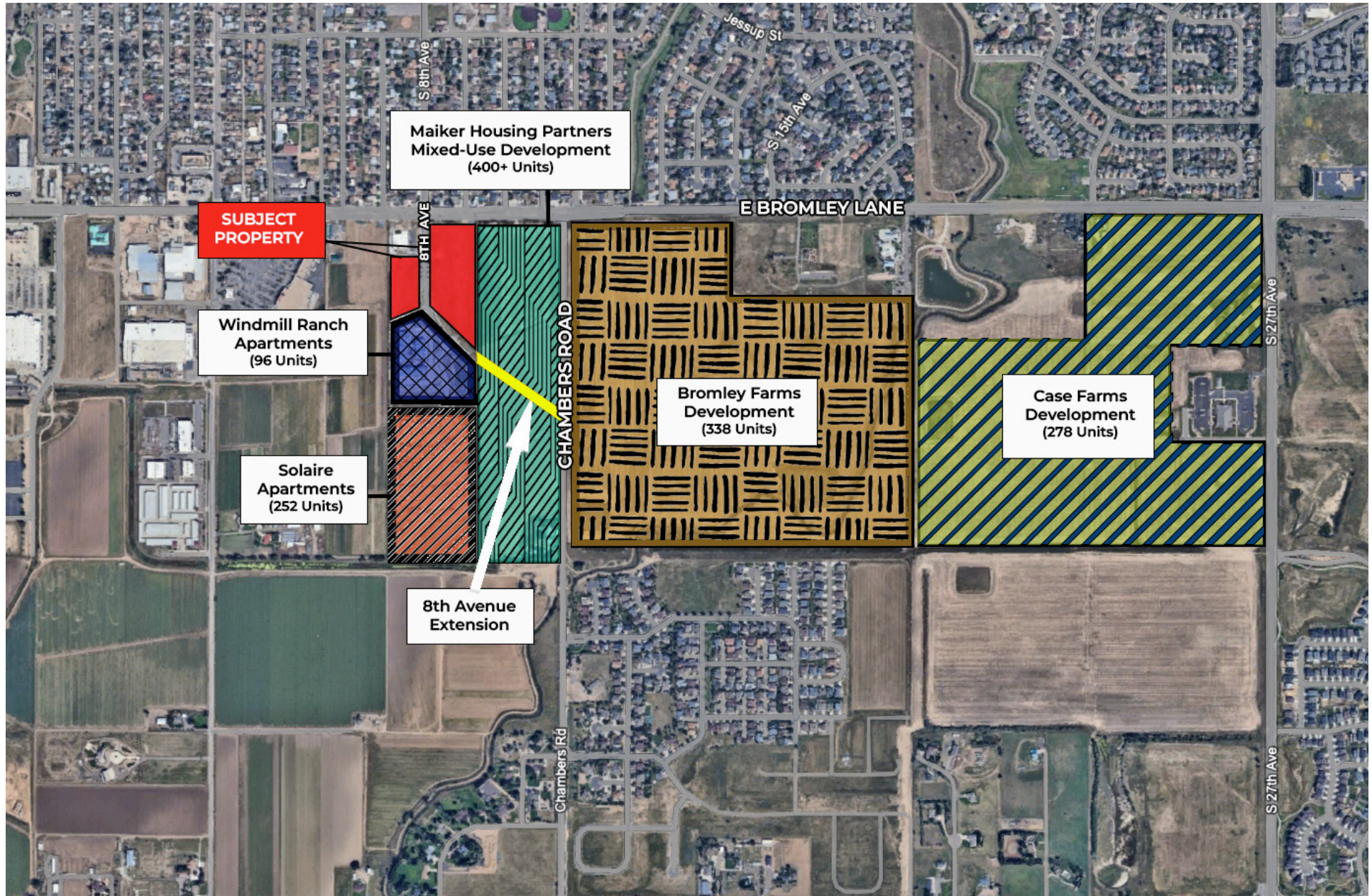


# MARKETPLACE





# REGIONAL DEVELOPMENT







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