



Purchase Price:
\$2,900,000

Available individually or as a larger portfolio –
Contact advisor for more information



8 North Main Street

8 North Main Street, Brighton, Colorado 80601

Year Built: 1916 Year Renovated: 2024



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As exclusive advisor, MMG Real Estate Advisors is pleased to offer the rare opportunity to acquire **8 N Main St**, a multi-unit commercial property located in Brighton, CO. The property lies within the city's oldest commercial zone, in an Historical Building with Brighton's oldest elevator. **8 N Main St** has undergone substantial upgrades, including a full roof replacement in 2020, a 3-ton Carrier AC unit and coil, a 40-gallon water heater and expansion tank added in 2021, and a brand-new furnace and AC system installed in 2024. The property features a strong infrastructure, flexible floorplans, and prominent Main Street visibility and foot traffic.

8 NORTH MAIN ST BRIGHTON, CO 80601

County	Adams
Year Completed	1916
Year Renovated	2024
Total Rentable SF	26,160
Average Rent/Unit	\$518
Average Rent/SF	\$0.34

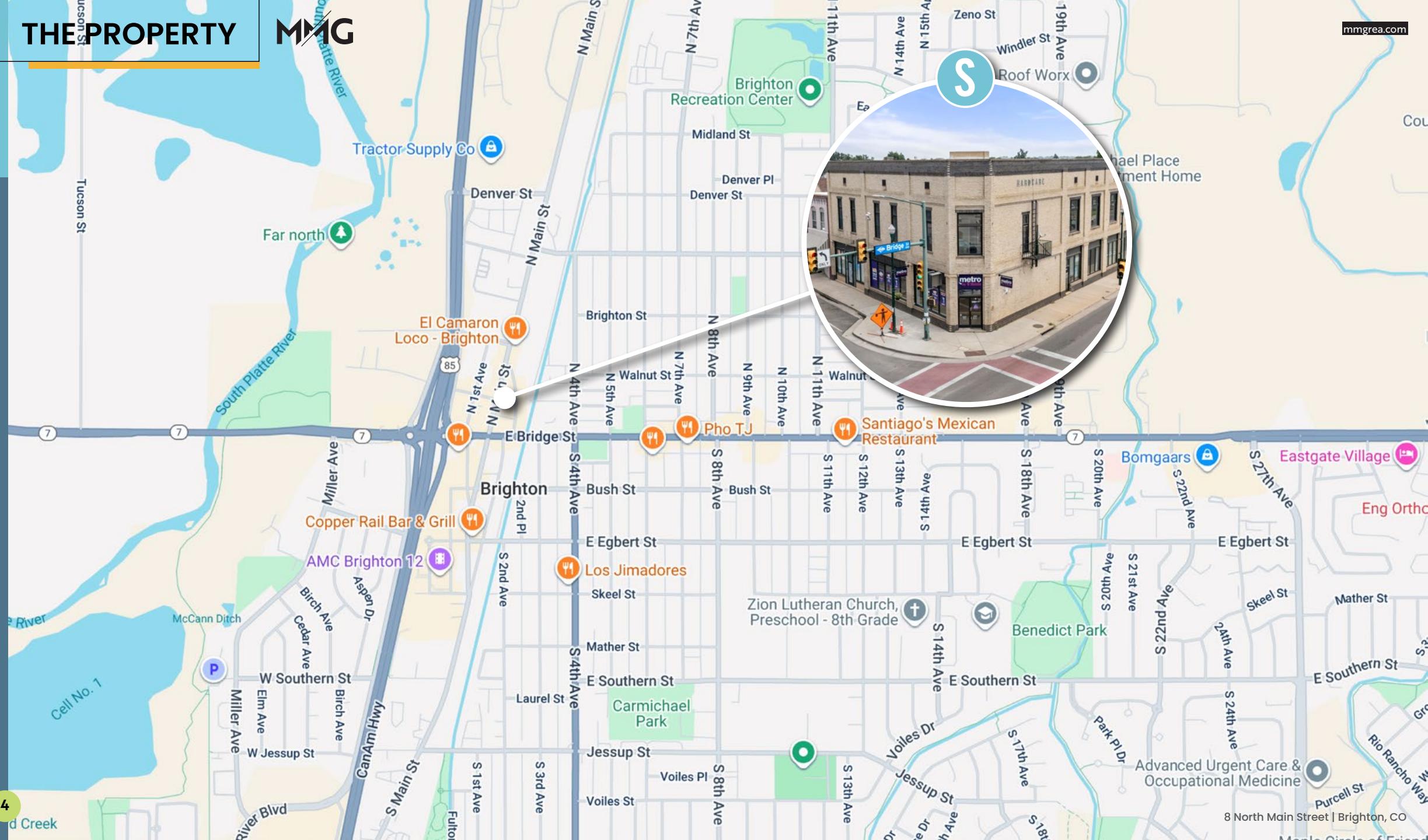
INVESTMENT HIGHLIGHTS

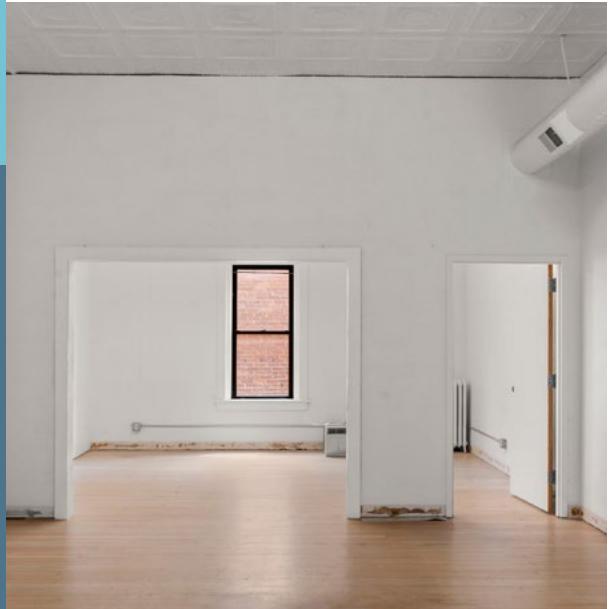
- 1 Prime Location with Direct Access to Metro Denver Growth
- 2 Established Employment Base with Regional Job Connectivity
- 3 Versatile Retail & Office Investment with Recent Capital Improvements
- 4 High-Visibility Downtown Location with Revitalization Momentum
- 5 Ideal Owner-User Opportunity with Income Potential
- 6 Available Individually or as Part of a Larger Portfolio

THE PROPERTY

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MARKET OVERVIEW

BRIGHTON

Brighton, Colorado, has **deep agricultural roots** and is known for its long-standing farming traditions, particularly in **onion cultivation** and **seasonal produce**. Local farms like **Mazzotti Farms** and **Berry Patch Farms** offer family-friendly attractions such as u-pick produce, pumpkin patches, and corn mazes, while the **Adams County Fairgrounds** hosts the annual fair, rodeos, and 4H events that celebrate the community's rural heritage.

The city is also recognized for its **abundant outdoor recreation** opportunities. **Barr Lake State Park**, a major natural asset, attracts visitors with its hiking trails, fishing areas, and birdwatching—especially **bald eagle nesting**. **Riverdale Regional Park** further enhances Brighton's appeal with open green spaces, trails, and event venues that cater to both residents and visitors.

In recent years, Brighton has experienced **significant growth**, transitioning from a rural community into a **thriving suburban hub**. Its proximity to **Denver International Airport** and major highways like **I-76 and E-470** have made it a strategic location for **logistics and industrial development**. This has attracted major companies such as **Vestas**, **PepsiCo**, and **United Power**, leading to expanded employment opportunities and robust **residential development**.

Culturally, Brighton maintains a **keen sense of community** through its preserved **historic downtown** and vibrant local events. The **Armory Performing Arts Center**, housed in a historic building, hosts concerts, theater performances, and civic events, while annual festivals like **Art in the Park** and outdoor movie nights reinforce the city's **small-town charm**. The area is also supported by the 27J School District and continues to invest in **education and public infrastructure** to accommodate its growing population.

Population

	Brighton	USA
2025	45,389	339,887,819
2030	48,607	347,149,422
Change	7.1%	2.1%

Educational Attainment

	Brighton	USA
Bachelor's	19.3%	22.7%
Professional	7.8%	14.5%
Total	27.1%	37.2%

Housing Units

	Brighton	USA
Renter Occupied	32.1%	35.8%
Owner Occupied	67.9%	64.2%

Households

	Brighton	USA
2025	15,207	132,422,916
2030	16,536	136,716,884
Change	8.7%	3.2%

Labor Market

	Brighton	USA
Unemployment Rate (May '25)	4.7%	4.0%

Employment Segmentation

	Brighton	USA
White Collar	59.4%	21.0%
Blue Collar	25.9%	16.5%
Service	14.7%	62.5%



Sources: The Vendry

ARMORY PERFORMING ARTS CENTER

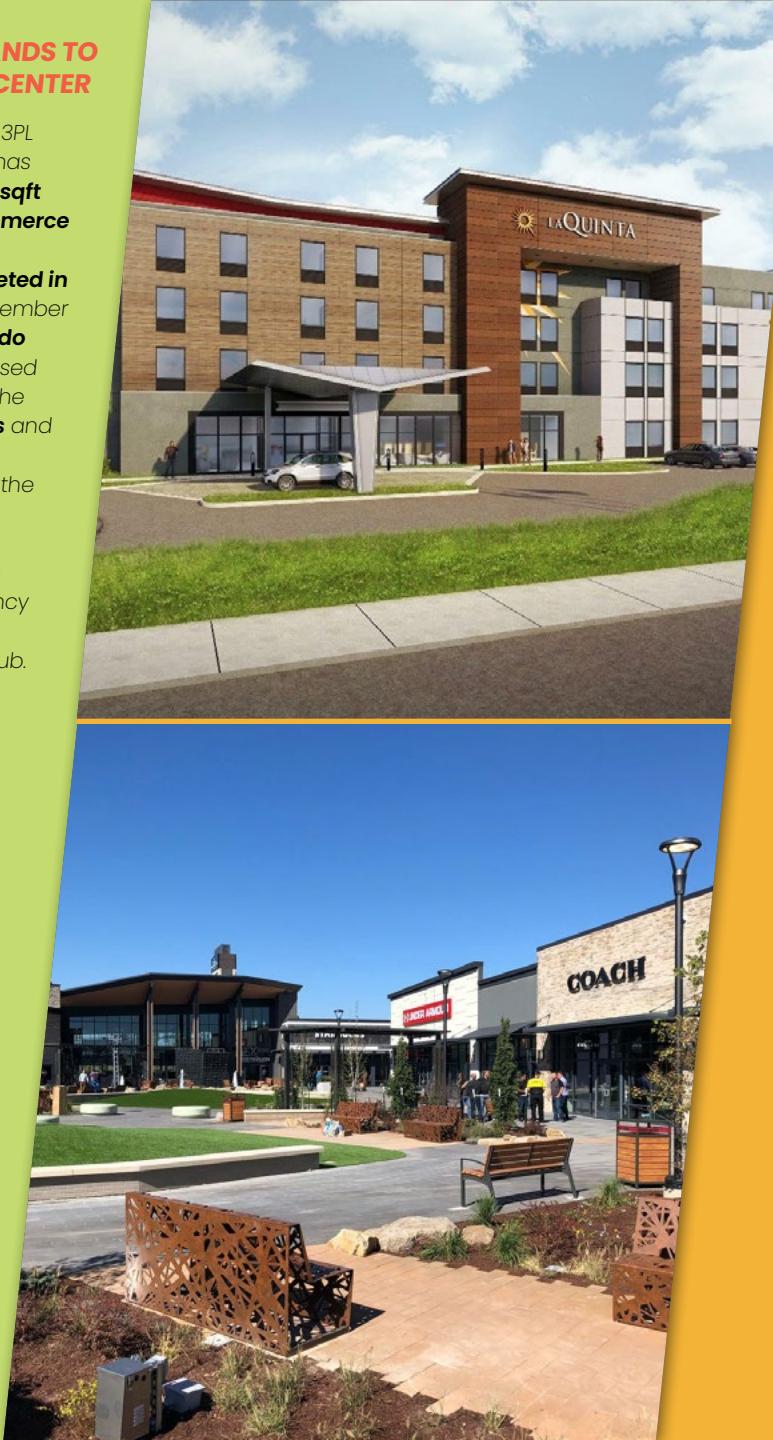


BROADRANGE LOGISTICS EXPANDS TO COLORADO AT 76 COMMERCE CENTER

Broadrange Logistics, a Georgia-based 3PL specializing in the green energy sector, has signed a long-term lease for **1.13 million sqft** across two buildings at Denver's **76 Commerce Center** in Brighton—marking the **largest speculative industrial lease ever completed in Colorado**. Set to begin operations in September 2024, this marks Broadrange's **first Colorado location**, where part of the space will be used for distributing **solar panel components**. The development, led by **Mortenson Properties** and **Hyde Development**, encompasses a four-building, 155 acre complex, fully leased with the addition of Broadrange—providing **regional distribution support** for renewable energy and battery markets. CBRE represented both parties in the deal, with the tenant's occupancy expected to **create dozens of local jobs** and strengthen Brighton's position as a logistics hub.

BRIGHTON WAREHOUSE AUTOMATION CO. TO GROW AFTER \$62M RAISE

Outrider, a Brighton-based developer of **autonomous, electric yard trucks** equipped with **robotic arms**, raised **\$62 million** in an oversubscribed Series D. With this latest funding—pushing its **total equity to over \$250 million**—the company plans to scale **"yard operations as a service"** in 2025, primarily targeting Fortune 500 distribution centers, while also laying groundwork for deployment in **rail and port terminals**. Its vehicles can **navigate yards, hitch/unhitch trailers, and connect brake and electric lines**, providing **safer, more efficient operations** in controlled logistics environments.



NEW LA QUINTA INNS & SUITES PLANNED IN BRIGHTON

A new **La Quinta Inns & Suites** hotel is planned for Brighton, Colorado, near Brighton Road and Platte River Boulevard in the **Denver Airport/East** subplot. Scheduled for completion in **March 2028**, the **81-room, four-story**, upper-midscale hotel will be operated as a **franchise under Wyndham Hotels & Resorts**. The project sits on a **1.24-acre suburban lot** and will feature amenities such as a fitness center, meeting space, and public Wi-Fi. With construction expected to begin in **September 2026**, the hotel will support growing regional demand amid moderate new supply and is located about **20 miles (25 minutes)** from **Denver International Airport**.

BRIGHTON COMMONS SHOPPING CENTER PLANNED ALONG BRIDGE STREET

A new shopping center, **Brighton Commons**, is proposed at **5076 E Bridge Street** in Brighton, Colorado, within the Northeast subplot. The single-story, **12,500-sqft** retail center will sit on a **2.04-acre** lot and is scheduled to begin construction in **September 2025**. With space available ranging from **1,350 to 3,350 sqft**, the center is designed for **multi-tenant retail** use and features amenities such as **public transportation access, signage visibility, and a signalized intersection**.



BRIGHTON, CO MSA MAJOR EMPLOYERS

COMPANY

- 1 Vestas
- 2 Platte Valley Medical Center
- 3 Baker Hughes
- 4 O'Neal Flat Rolled Metals
- 5 King Soopers
- 6 Super Wal-Mart
- 7 Transwest Inc.



DISCLAIMER AND CONFIDENTIALITY AGREEMENT

All interested buyers are hereby advised that the ownership of 8 North Main Street is soliciting offers via MMG Real Estate Advisors. Any offers submitted by a prospective buyer may be accepted or rejected in the sole discretion of the Owners. As part of the offer process, the Owners will be evaluating a number of factors above and beyond the price and terms, including the experience, financial health and track record of the purchasers.

This Offering Memorandum package was prepared exclusively by MMG Real Estate Advisors, with all information within having been reviewed by the Owner. The information herein is confidential and provided solely for the purpose of analyzing a potential acquisition of the Property. It is not to be used for any other purpose or made available to another without the express written consent of MMG Real Estate Advisors. While the information relied on to create this package is deemed to be highly reliable, it does not represent all material information regarding the subject Property and buyers should not consider this package as any sort of substitute for a thorough and complete examination of the financials and a rigorous and in-depth due diligence process. MMG Real Estate Advisors and seller have not conducted an analysis of the operating documents and history, the financial records, the individual leases, or the tenants that have signed them. In addition, there has been no in-depth investigation of the physical premises or any potential environmental issues that could potentially affect the property, and MMG Real Estate Advisors makes no warranty or representation whatsoever regarding the integrity or accuracy of the aforementioned information. As such, any prospective purchasers are strongly encouraged to conduct their own in-depth investigation of both the financial health and physical soundness of the property. MMG Real Estate Advisors also strongly encourages all prospective purchasers to contact their own personal and corporate tax and legal counsel to determine the consequences of this type of potential investment.

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MMG Real Estate Advisors and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Properties unless otherwise agreed to by the Owners in writing. Any compensation paid to a buyer's broker will be paid by the purchaser and will not be paid by the seller or seller's exclusive agent.



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