

17601

E. BRIDGE ST "HIGHWAY 7"

BRIGHTON, CO 80601

4.71 ACRE DEVELOPMENT SITE



EXCEPTIONAL
COMMERCIAL DEVELOPMENT SITE!

4.71 ACRES

17601 E BRIDGE ST
BRIGHTON, CO 80601

TELLURIDE ST

E BRIDGE ST

E BRIDGE ST

N

RICHARD BOWLER

SENIOR BROKER ASSOCIATE

720.881.6338

rbowler@uniqueprop.com

 **UNIQUE**
PROPERTIES

TCN
WILLIAMS

400 S. Broadway | Denver, CO 80209
www.uniqueprop.com | 303.321.5888

PROPERTY HIGHLIGHTS

Address	17601 E. Bridge St Brighton, CO 80601
Sale Price	Call Broker
City/County	Brighton/Adams
Lot Size	4.71 Acres
Frontage	Bridge - 390' Telluride - 400'
Zoning	Brighton - C-1
Sewer/Water	Brighton
Electricity	United Power
Gas	Xcel
Market	Adams
Cross Streets	East Bridge Street & Telluride Street

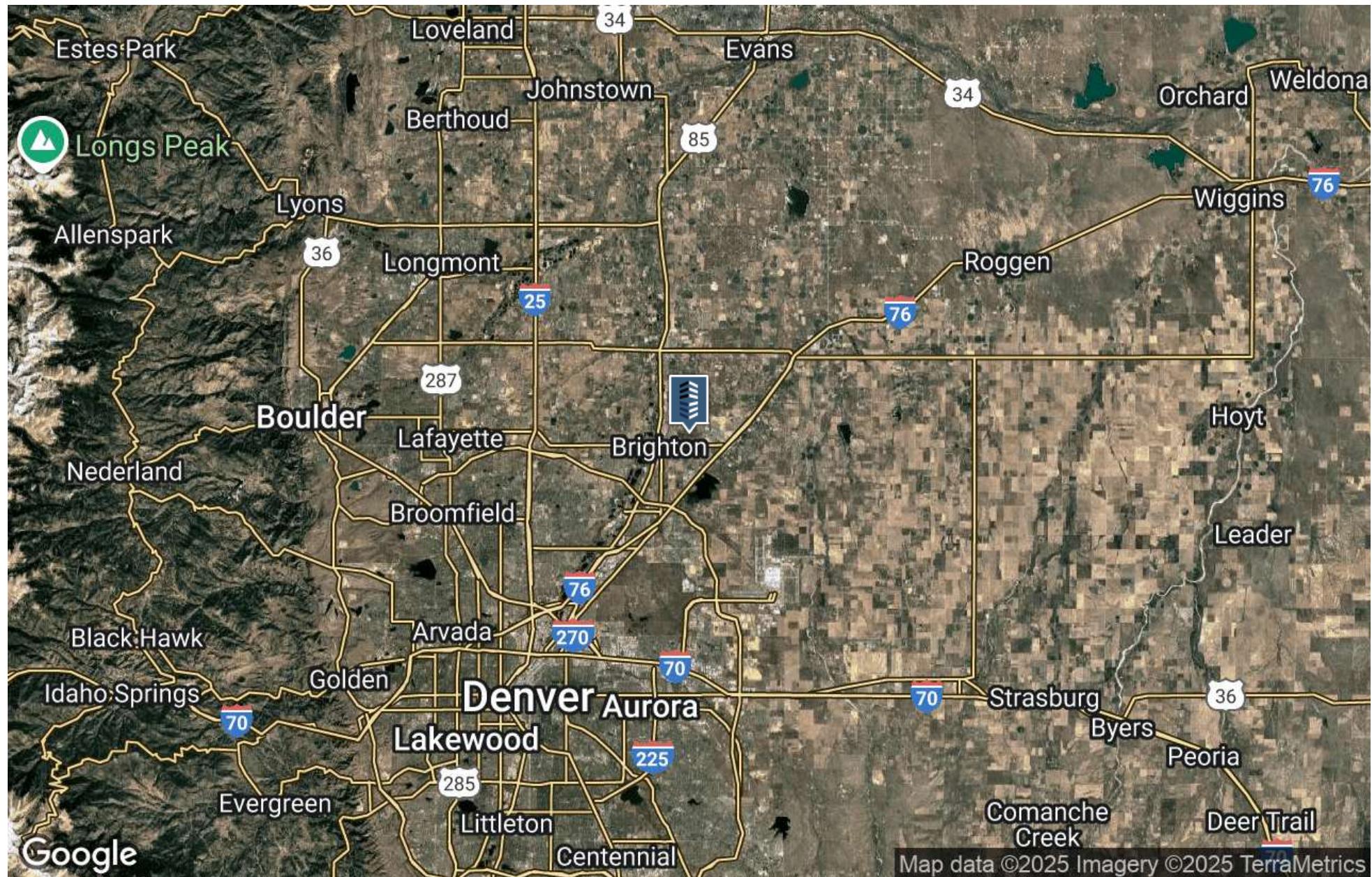


Exceptional Commercial Development Site!
C-1 Zone District Uses:

Clinic, Medical and Dental • Professional and Administrative Office • Veterinary Clinic • Event Center • Health and Fitness Center • Restaurant • Alcohol Sales • Auto Supply • Convenience Store • Grocery Store • Home and Garden • Retail Store • Child Care • Church • School • Senior Living Facility
*and many more possible uses.

- 4.71 acre exceptional commercial development site
- Hard corner with signalized intersection
- This property is in the heart of the developing area in Brighton
- Located between Hwy 85 and I-76 on the main thoroughfare through Brighton, East Bridge Street/Highway 7
- All utilities are to the site
- Great timing to grab this corner in this growing market

DEVELOPMENT OVERVIEW



Traffic Count Report

17601 E Bridge St, Brighton, CO 80601

Building Type: Land

Class: -

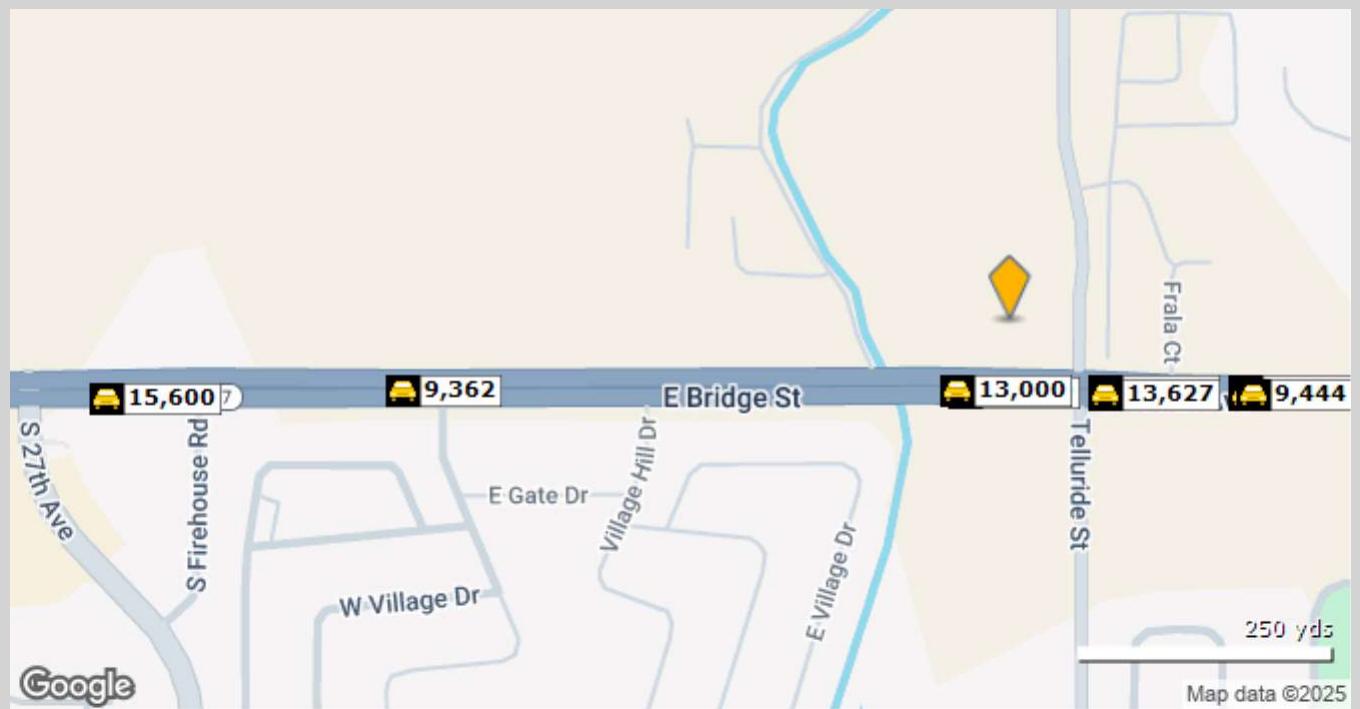
RBA: -

Typical Floor: -

Total Available: 0 SF

% Leased: 0%

Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E Bridge St	E 160th Ave	0.04 W	2020	10,879	MPSI	.05
2	E Bridge St	E 160th Ave	0.04 W	2022	12,125	MPSI	.05
3	BRIDGE ST	E 160th Ave	0.04 W	2019	13,000	AADT	.05
4	E 160th Ave	Telluride St	0.01 W	2022	12,987	MPSI	.07
5	E 160th Ave	Telluride St	0.01 W	2018	13,627	MPSI	.07
6	E 160th Ave	Frala Ct	0.04 W	2022	11,261	MPSI	.14
7	E 160th Ave	Frala Ct	0.04 W	2018	11,705	MPSI	.14
8	E 160th Ave	Frala Ct	0.04 W	2020	9,444	MPSI	.15
9	E Bridge St	E 160th Ave	0.21 W	2022	9,362	MPSI	.35
10	E Bridge St	S 27th Ave	0.04 W	2022	15,600	MPSI	.51

Demographic Summary Report

17601 E Bridge St, Brighton, CO 80601

Building Type: Land	Total Available: 0 SF		
Class: -	% Leased: 0%		
RBA: -	Rent/SF/Yr: -		
Typical Floor: -			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	10,817	50,630	64,327
2024 Estimate	10,320	47,391	59,816
2020 Census	9,701	42,198	54,497
Growth 2024 - 2029	4.82%	6.83%	7.54%
Growth 2020 - 2024	6.38%	12.31%	9.76%
2024 Population by Hispanic Origin	4,095	20,051	25,017
2024 Population	10,320	47,391	59,816
White	6,366 61.69%	28,481 60.10%	36,296 60.68%
Black	126 1.22%	852 1.80%	1,020 1.71%
Am. Indian & Alaskan	261 2.53%	1,256 2.65%	1,440 2.41%
Asian	222 2.15%	961 2.03%	1,192 1.99%
Hawaiian & Pacific Island	2 0.02%	21 0.04%	28 0.05%
Other	3,344 32.40%	15,821 33.38%	19,840 33.17%
U.S. Armed Forces	8	41	48
Households			
2029 Projection	3,564	16,785	21,215
2024 Estimate	3,399	15,702	19,709
2020 Census	3,194	13,945	17,909
Growth 2024 - 2029	4.85%	6.90%	7.64%
Growth 2020 - 2024	6.42%	12.60%	10.05%
Owner Occupied	2,700 79.44%	10,946 69.71%	14,443 73.28%
Renter Occupied	699 20.56%	4,756 30.29%	5,266 26.72%
2024 Households by HH Income	3,398	15,704	19,710
Income: <\$25,000	323 9.51%	1,674 10.66%	1,936 9.82%
Income: \$25,000 - \$50,000	570 16.77%	2,274 14.48%	2,697 13.68%
Income: \$50,000 - \$75,000	748 22.01%	2,529 16.10%	3,299 16.74%
Income: \$75,000 - \$100,000	408 12.01%	2,568 16.35%	3,200 16.24%
Income: \$100,000 - \$125,000	304 8.95%	2,498 15.91%	3,181 16.14%
Income: \$125,000 - \$150,000	374 11.01%	1,616 10.29%	1,984 10.07%
Income: \$150,000 - \$200,000	391 11.51%	1,641 10.45%	2,122 10.77%
Income: \$200,000+	280 8.24%	904 5.76%	1,291 6.55%
2024 Avg Household Income	\$102,377	\$99,659	\$102,407
2024 Med Household Income	\$78,554	\$88,385	\$90,023



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