

# FOR SALE - RETAIL PAD SITE

NEC 50th Avenue & Bridge Street, Brighton, CO

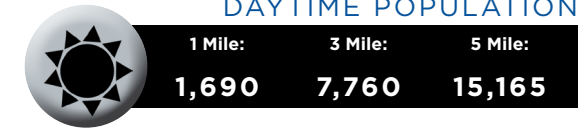


## DEMOGRAPHICS

### POPULATION



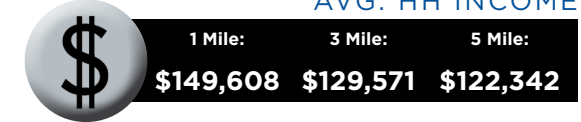
### DAYTIME POPULATION



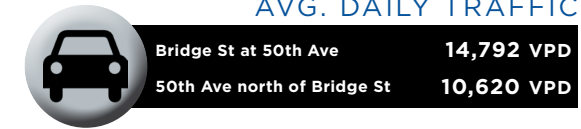
### HOUSEHOLDS



### AVG. HH INCOME



### AVG. DAILY TRAFFIC



For more information,  
contact:

**Rich  
Otterstetter**

303 883 1003

[richo@creginc.com](mailto:richo@creginc.com)

## PROPERTY OVERVIEW:

- Land Size: Approximately 71,856 SF
- Sale Price: \$1,200,000
- Adjacent to a King Soopers anchored development
- Excellent retail intersection
- High growth area





# FOR SALE - RETAIL PAD SITE

NEC 50th Avenue & Bridge Street, Brighton, CO



**Rich Otterstetter**

**303 883 1003**

**[richo@creginc.com](mailto:richo@creginc.com)**

The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.





# FOR SALE - RETAIL PAD SITE

NEC 50th Avenue & Bridge Street, Brighton, CO



76 Commerce Center  
122 AC  
1.8 million SF development

DEVELOPMENT NAME	TOTAL DU'S	PLATTED/ UNDER CONSTR.	CERTS. OF OCCUPANCY
Bridge Crossing	291	0	0
Brighton Crossing II	1,064	109	955
Brighton Crossing III	398	249	149
Brighton East Farms I&II	896	2	894
Brighton East Farms III	311	60	0
Brighton Lakes	1,750	0	0
Bromley Crossing	252	0	0
Bromley Farms	475	0	0
Chapel Hill	50	24	26
Deventhal Lakes	432	0	0
Homestead	130	10	120
Indigo Trails	369	172	197
Mountain View	412	0	0
Palizzi II	400	0	0
Park Place	76	33	43
Pheasant Ridge	404	74	332
Prairie Center	4,700	24	32
Silver Peaks	2,500	192	64
Sugar Creek	273	25	248
The Preserve	246	85	161
<b>TOTAL</b>	<b>15,429</b>	<b>1,059</b>	<b>3,221</b>