

LISTED BY
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Platte River Plaza

991 PLATTE RIVER BOULEVARD | BRIGHTON, CO 80601



\$19/SF NNN

FOR LEASE: Condos F,G,H,I
FOR SALE: All 6: \$2.4 M



property Overview

This plaza has a great location! Sitting in the Denver MSA, it's approx 38 miles from Downtown Denver. On a more local scale, it's in the heart of many other retail space and offices. With quick access to Highway 85 off Bromley Lane, it's easily accesible. Two condos are currently Leased out to a medical user. The remaining four condos are available to lease at \$19/SF NNN. Suites F,G,H,I together are also available for sale at \$2.4 Million.



BLDG. SIZE
9,888 SF



LAND SIZE
0.21 ACRES



PROPERTY TYPE
Office/Retail, Zoned C-3



PARKING
75 Surface Spaces

Costar 2022/23

area Demographics

	1 MILES	2 MILES	5 MILES
POPULATION	6,667	17,559	70,138
HOUSEHOLDS	2,313	6,141	23,611
H.H.INCOME	\$82,070	\$87,850	\$119,481
MEDIAN AGE	31	34	35
TRAFFIC COUNTS	Brighton Rd @ Bromley Ln Hwy 85 @ Bromley Ln		3,410 VPD 37,370 VPD

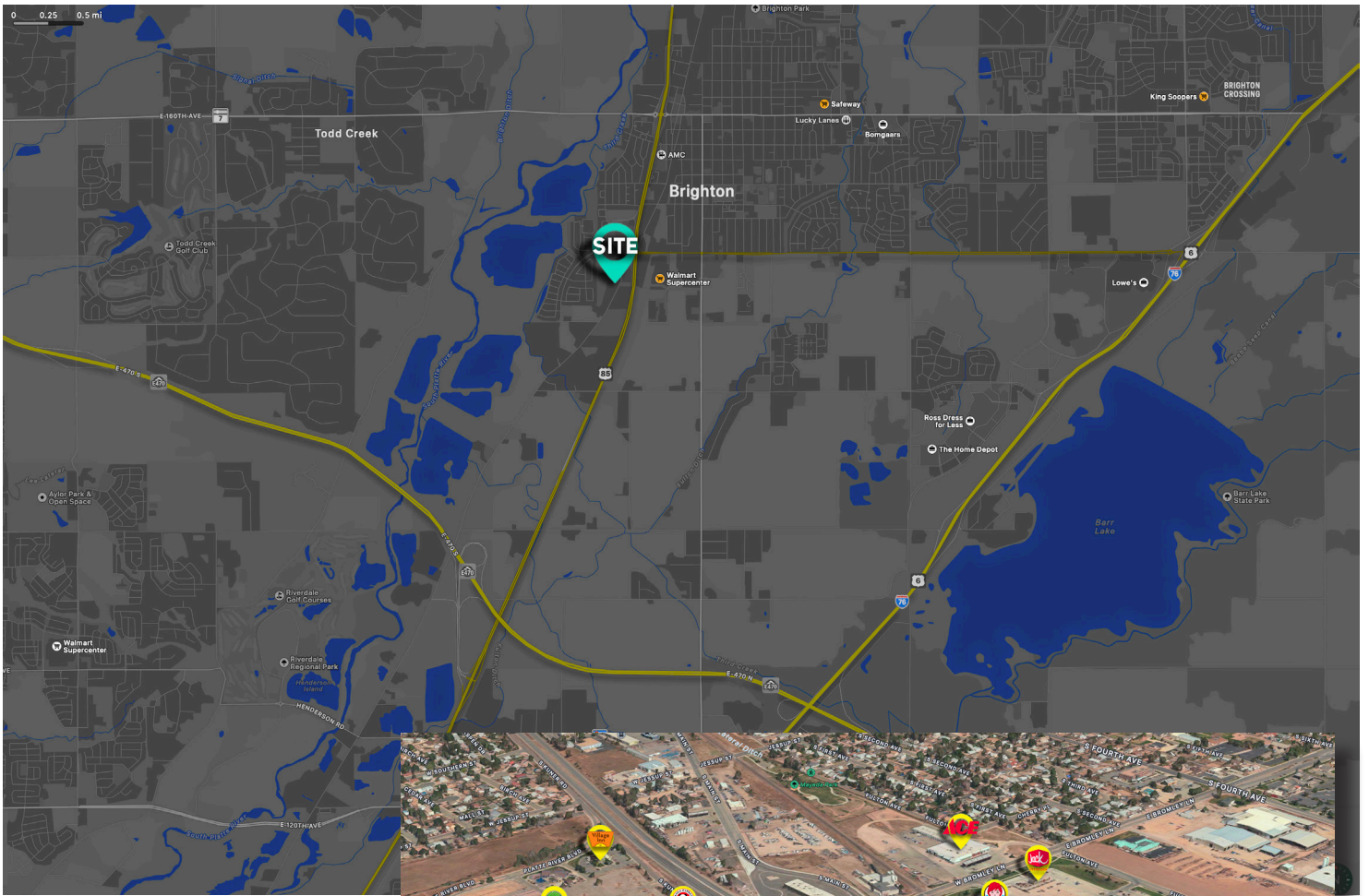


SUITE KEY

A - 1,560 SF - **SOLD**
B - 1,500 SF - **SOLD**
C - 1,510 SF - **SOLD**
D/E - 3,342 SF - **LEASED**

F - 1,510 SF - AVAILABLE
G - 1,680 SF - AVAILABLE
H - 1,680 SF - AVAILABLE
I - 1,680 SF - AVAILABLE





aerial map & competition

Brighton is a dynamic community located in thriving Adams County, CO. Around 20 miles from Downtown Denver and Denver International Airport, positioning Brighton perfectly for investment, growth and development. Not only is Brighton one of the fastest-growing cities in Colorado, but it is also one of the fastest-growing cities in the entire nation. Brighton offers a strong, well-educated workforce and diverse industries that include energy, healthcare, retail, hospitality, higher education, agriculture, and manufacturing. Brighton offers lower taxes and sustainable growth - a winning combination for start-ups or large companies planning to relocate. (www.brightonedc.org)



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