



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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Commercial Land For Sale

NEC 120th & Peoria St., Brighton, CO



Boundaries provided as a visual representation and may not be accurate. Consult broker for complete legal description.

Lot located at the signalized northeast corner of E. 120th Avenue & Peoria Street. The newly constructed 52,000 SF Orchard Church has a weekly attendance of over 2,500 people adjoins the property on the east side. Adjacent to the east of the Church is Prairie View High School which has approximately 2,000 students. Meritage Homes is building 160 single family home to the southeast of the subject property.

Zoned C2. Uses by right: senior living facility (assisted, independent & nursing), restaurants (drive thru permitted), retail & convenience, bank with drive thru, child care center, veterinarian clinic, health & fitness, office, car wash and motel. Conditional uses: gasoline station and funeral home. (More uses available upon request.)

West Lot: 2.816± acres (122,658± SF) - \$1,150,000 (\$9.37/SF)

Will consider dividing lot

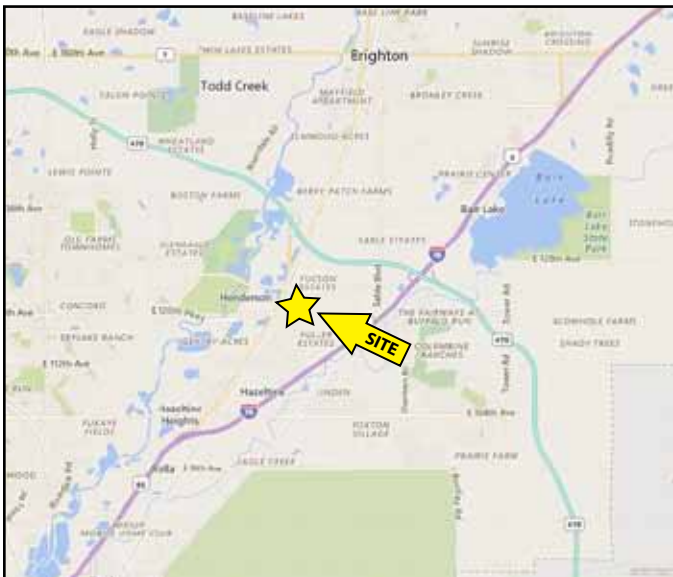


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DEMOGRAPHICS (CoStar 2018)

	3 Mile	5 Mile
Population:	24,685	91,598
Growth	10.39%	9.52%
Households:	8,808	33,129
Average HH Income:	\$111,817	\$105,414
Median Age:	33.90	34.30
Businesses:	410	1,567
Employees:	5,334	19,316

TRAFFIC: (TRAFFIC STUDY)

120th @ Subject - 15,267 vpd
 120th @ Hwy 85 - 40,010 vpd

Adams County Master Plan - 120th Ave. is a future 6 lane arterial.

