

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
<b>POPULATION (2024)</b> ESTIMATED	36,651	85,141	441,346
<b>POPULATION (2029)</b> PROJECTED	42,192	96,302	468,259
<b>AVERAGE HH INCOME</b>	\$160,520	\$152,246	\$127,900
<b>PROJECTED ANNUAL GROWTH (2024-2029)</b>	3%	2.6%	135,896

Source: Applied Geographic Solutions, 2025

TRAFFIC COUNTS	
<b>120th Ave west of Sable Blvd</b>	16,513 CPD
<b>120th Ave east of Sable Blvd</b>	18,142 CPD
<b>I-76 south of 120th Avenue</b>	39,679 CPD
<b>I-76 west of Sable Boulevard</b>	38,152 CPD

Source: CDOT 2025



# FINISHED RETAIL PAD SITES FOR SALE

# BRIGHTON RIDGE

NWC OF INTERSTATE 76 & HIGHWAY 2 - BRIGHTON, CO



## PROPERTY HIGHLIGHTS

- **Gas/Convenience USE BY RIGHT**  
Super Pad ready! All Site work complete (perimeter streets and sidewalks, utilities, offsite stormwater detention, street lights and landscaping).
- Located at interstate interchange on I-76, Highway 2 (Sable Blvd) and 120th Ave.
- Across from new Adams County Government Center, Prairie View High School and Middle School.
- Adams County Enterprise Zone.
- Epicenter to 58,000 new planned homes.
- Coming Soon to Brighton Ridge: 264 multifamily units and 75 single family homes and 134 duplex units.



[CLICK HERE FOR BROKER DISCLOSURE](#)

5750 DTC Parkway, Suite 200  
Greenwood Village, CO 80111

[www.dhlb.com](http://www.dhlb.com)



**ALLEN LAMPERT**  
303.577.9960  
[allen.lampert@dhlb.com](mailto:allen.lampert@dhlb.com)

**ROBIN NICHOLSON**  
303.577.9971  
[robin.nicholson@dhlb.com](mailto:robin.nicholson@dhlb.com)

FINISHED RETAIL PAD SITES FOR SALE

# BRIGHTON RIDGE

NWC OF INTERSTATE 76 & HIGHWAY 2 - BRIGHTON, CO

Low supply of ready-to-build commercial land.

## SITE LOCATION

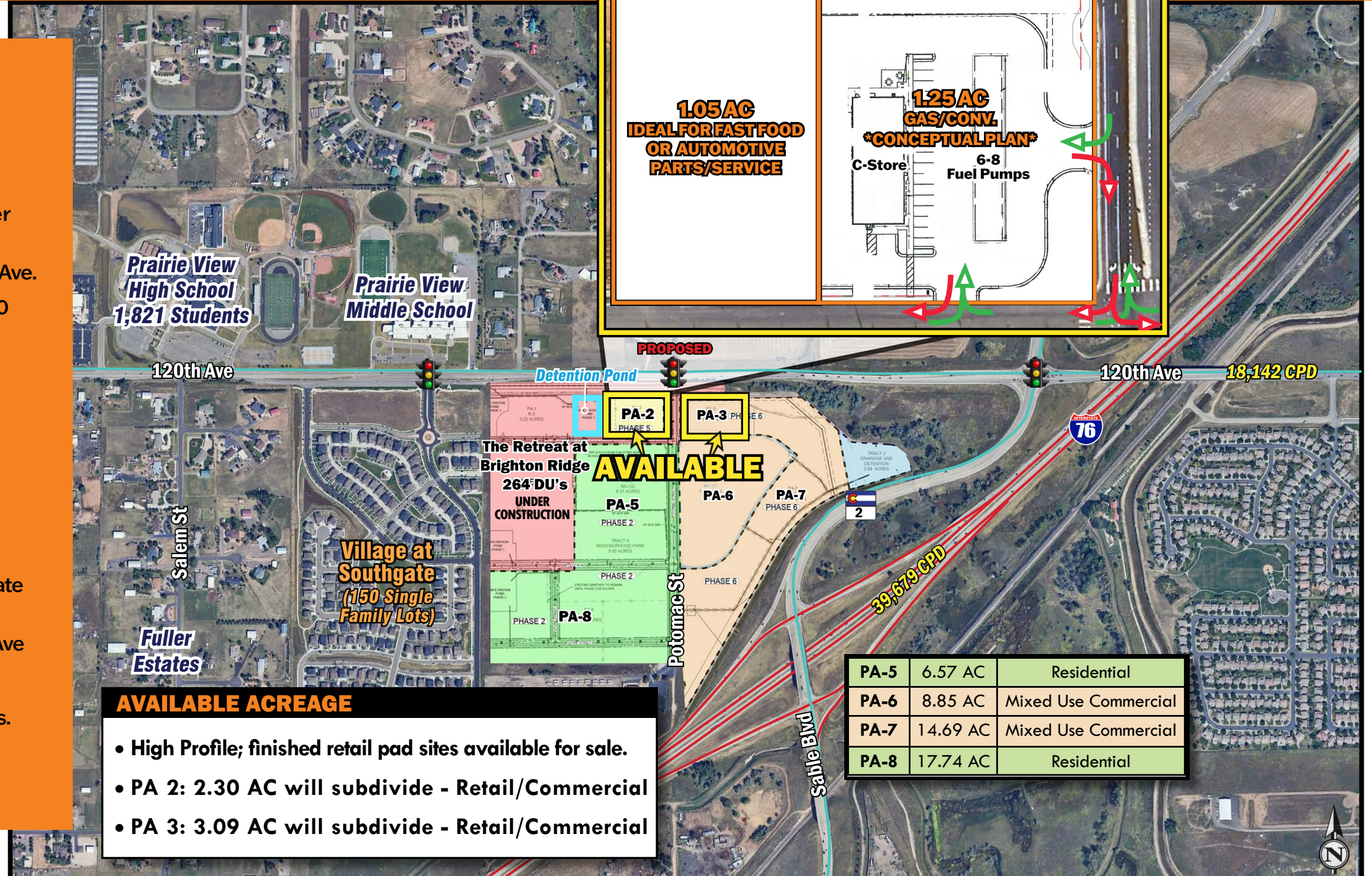
- Brighton, Colorado - Adams County.
- Epicenter of developing northeast Denver Metro corridor.
- Southwest quadrant of Interstate 76 & 120th Ave.
- 15 minutes north of Downtown Denver 20 minutes northwest of DEN Airport Terminal.

## BRIGHTON RIDGE HIGHLIGHTS

- Frontage on 120th Ave.
- I-76 and Highway 2 interchange.

## GROWTH HIGHLIGHTS

- DRCOG estimates Brighton's growth to continue the next 20 years at nearly twice the rate experienced by the rest of the metro area.
- Platte Valley Medial Center at I-76 and 144th Ave (5 minutes from Brighton Ridge).
- \$152,246 - Average HH Income - 5 Mile Radius.
- 441,346 - Population - 10 Mile Radius.
- New 330,000 SF Adams County Campus.



**AVAILABLE ACREAGE**

- High Profile; finished retail pad sites available for sale.
- PA 2: 2.30 AC will subdivide - Retail/Commercial
- PA 3: 3.09 AC will subdivide - Retail/Commercial



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allen.lampert@dhlb.com

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