

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.

TRAFFIC COUNTS

120th Ave west of Sable Blvd	16,513 CPD
120th Ave east of Sable Blvd	18,142 CPD
I-76 south of 120th Ave	39,679 CPD
I-76 west of Sable Blvd	38,152 CPD

Source: CDOT 2025

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

Source: Applied Geographic Solutions, 2025 Estimates

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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.

Prairie View High School
1,821 Students

Prairie View Middle School

120th Ave

Detention Pond

120th Ave 18,142 CPD

76

Salem St

Village at Southgate
(150 Single Family Lots)

Fuller Estates

Potomac St

Sable Blvd

AVAILABLE

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

PA-2

1.05 AC
IDEAL FOR FAST FOOD
OR AUTOMOTIVE
PARTS/SERVICE

1.25 AC
GAS/CONV.
CONCEPTUAL PLAN
C-Store 6-8 Fuel Pumps

PA-5	6.57 AC	Residential
PA-6	8.85 AC	Mixed Use Commercial
PA-7	14.69 AC	Mixed Use Commercial
PA-8	17.74 AC	Residential

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