BRIGHTON

168TH ST. & 60TH AVE. - BRIGHTON, CO





AVAILABLE

9.13 Acres For Sale

PROPERTY HIGHLIGHTS

- Easy access to I-76
- Rapidly developing area
- Excellent location, access, & visibility
- Zoning allows Commercial use
- Current zoning planned unit development

NEARBY RETAILERS



PHILIP HICKS

303.694.6082 phil@dhlb.com







TRAFFIC COUNTS

On 168th Ave east of 60th Ave	7,862 CPD
On 168th Ave west of 50th Ave	7,598 CPD
On Hwy 76 north of 168th Ave	31,581 CPD
On Hwy 76 south of 168th Ave Source: CDOT 2025	37,485 CPD

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,034	24,426	49,950
\$ AVERAGE HH INCOME	\$148,848	\$143,993	\$131,823
BUSINESSES	89	564	1,743
EMPLOYEES	693	4,719	13,818

Source: Applied Geographic Solutions, 2025 Estimates

BRIGHTON

168TH ST. & 60TH AVE. - BRIGHTON, CO





BRIGHTON

168TH ST. & 60TH AVE. - BRIGHTON, CO







CLICK HERE FOR BROKER DISCLOSURE