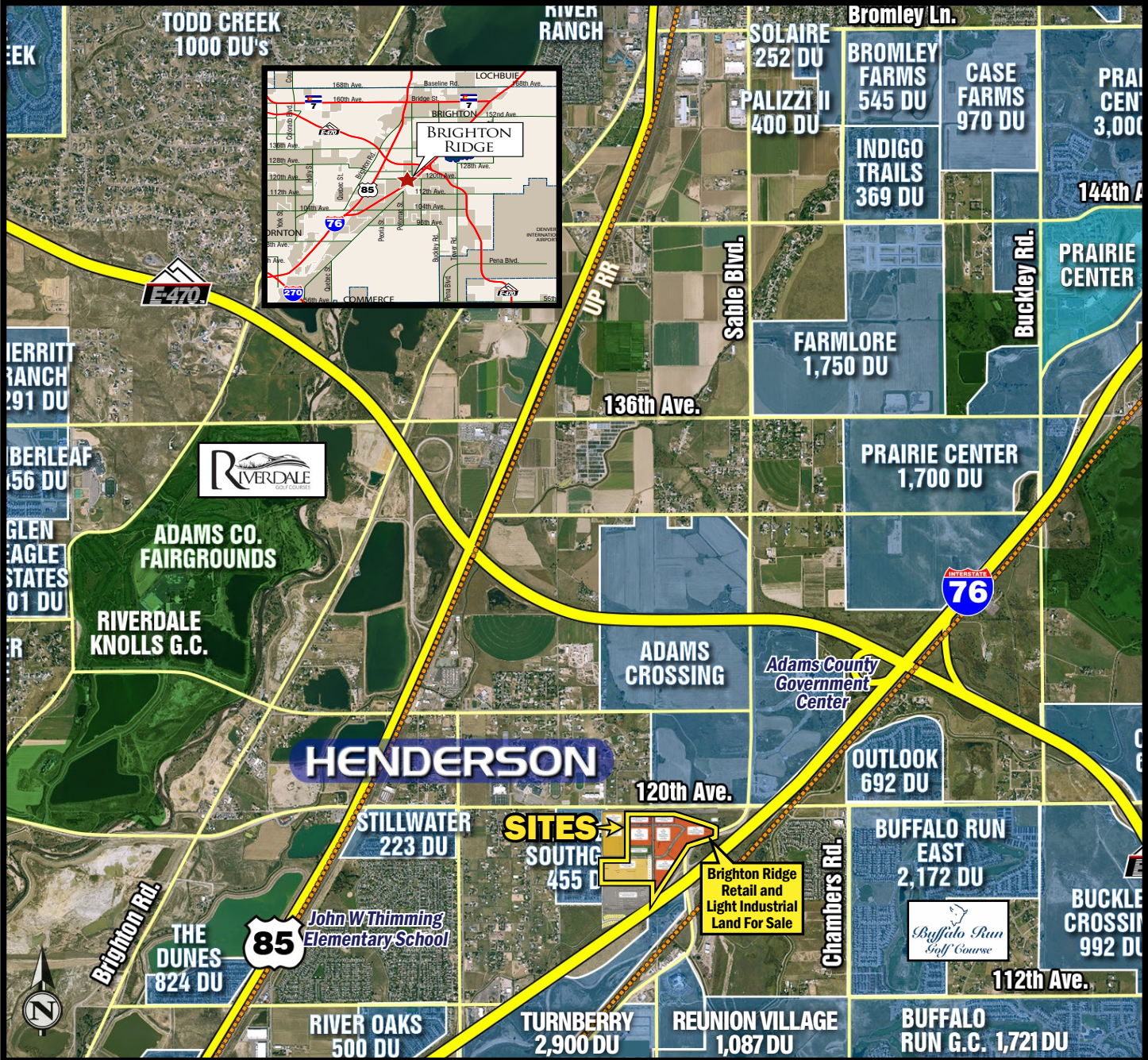


DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION (2024) ESTIMATED	36,651	85,141	441,346
POPULATION (2029) PROJECTED	42,192	96,302	468,259
AVERAGE HH INCOME	\$160,520	\$152,246	\$127,900
PROJECTED ANNUAL GROWTH (2024-2029)	3%	2.6%	135,896

Source: Applied Geographic Solutions, 2025

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 Avenue	39,679 CPD
I-76 west of Sable Boulevard	38,152 CPD

Source: CDOT 2025



FINISHED RETAIL PAD SITES FOR SALE

BRIGHTON RIDGE

NWC OF INTERSTATE 76 & HIGHWAY 2 - BRIGHTON, CO



PROPERTY HIGHLIGHTS

- 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.

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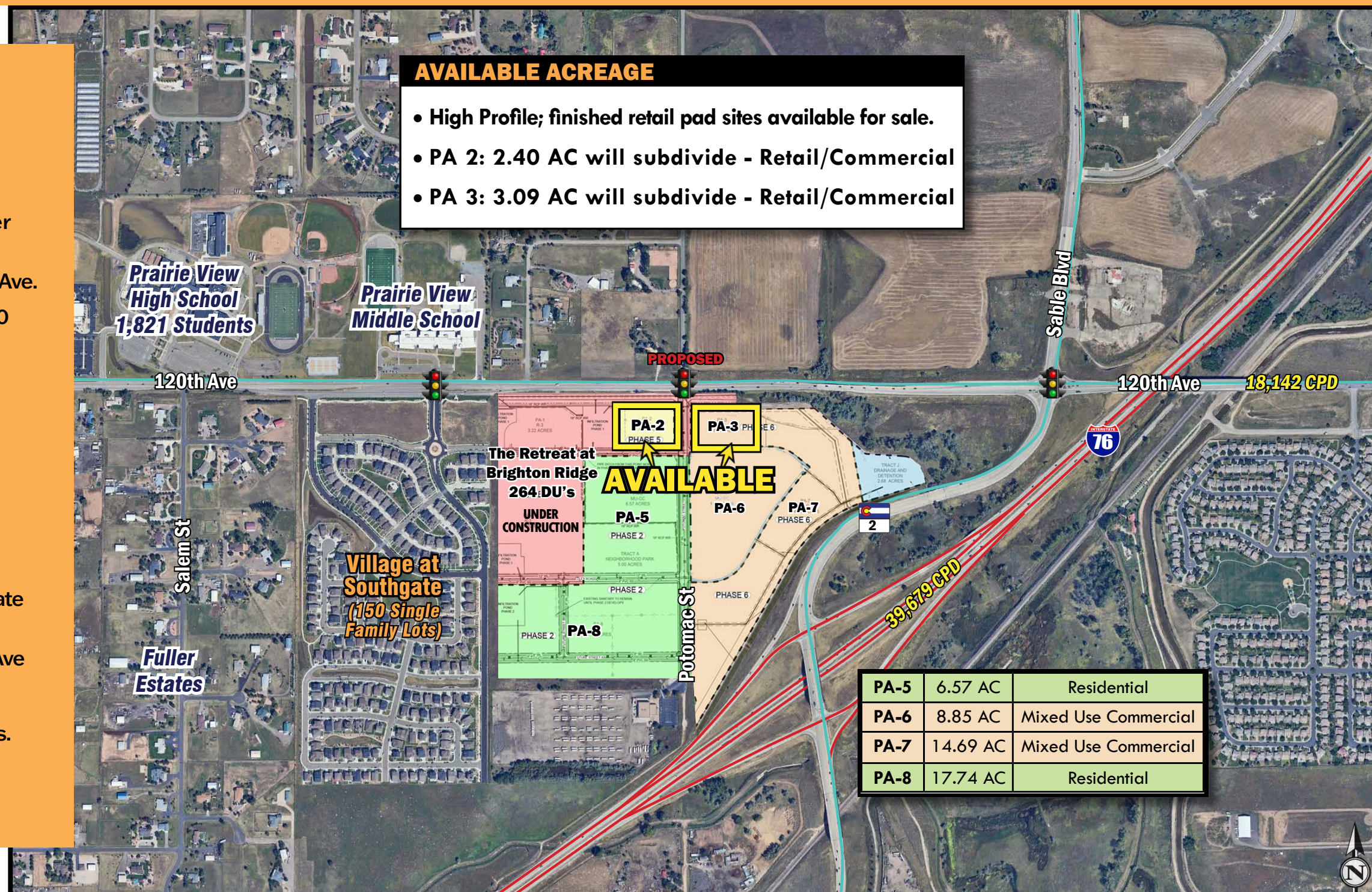
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- DRCOG estimates Brighton's growth to continue the next 20 years at nearly twice the rate experienced by the rest of the metro area.
- Platte Valley Medical Center at I-76 and 144th Ave (5 minutes from Brighton Ridge).
- \$152,246 - Average HH Income - 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: 2.40 AC will subdivide - Retail/Commercial**
- **PA 3: 3.09 AC will subdivide - Retail/Commercial**



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