

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

National Western Stock Show Area Development Land



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4640, 4652, 4660, 4670 and 4684 Brighton Blvd.

Aerial Photography: www.AerialDroneClick.com

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for Drone Video



Boundaries presented as a visual reference only. Consult broker for complete legal description.

PROPERTY INFORMATION

Lot Size: 30,813± SF

Zoning: I-MS-3

Neighborhood: Elyria Swansea

Taxes: \$23,920 (2023 due in 2024)

Located immediately north of I-70 at Brighton Blvd., and only one mile east of I-25, this development parcel is situated directly in the path of the expanding RINO district. The site is also situated across the street from the National Western Stockshow Complex and Event Center. The Denver Coliseum is directly on the other side of I-70 only a couple hundred yards distant. Zoning allows for a wide variety of permitted uses such as hotel, restaurant, fast food, residential, or numerous other uses. Be sure to consult zoning for a full list of permitted uses. The property has two curb cuts on Brighton Blvd. and access from 47th Ave. 46th Ave. has been vacated which could add 6,500 SF. Seller is working with CDOT to vacate another 10,000 SF addition to the property.

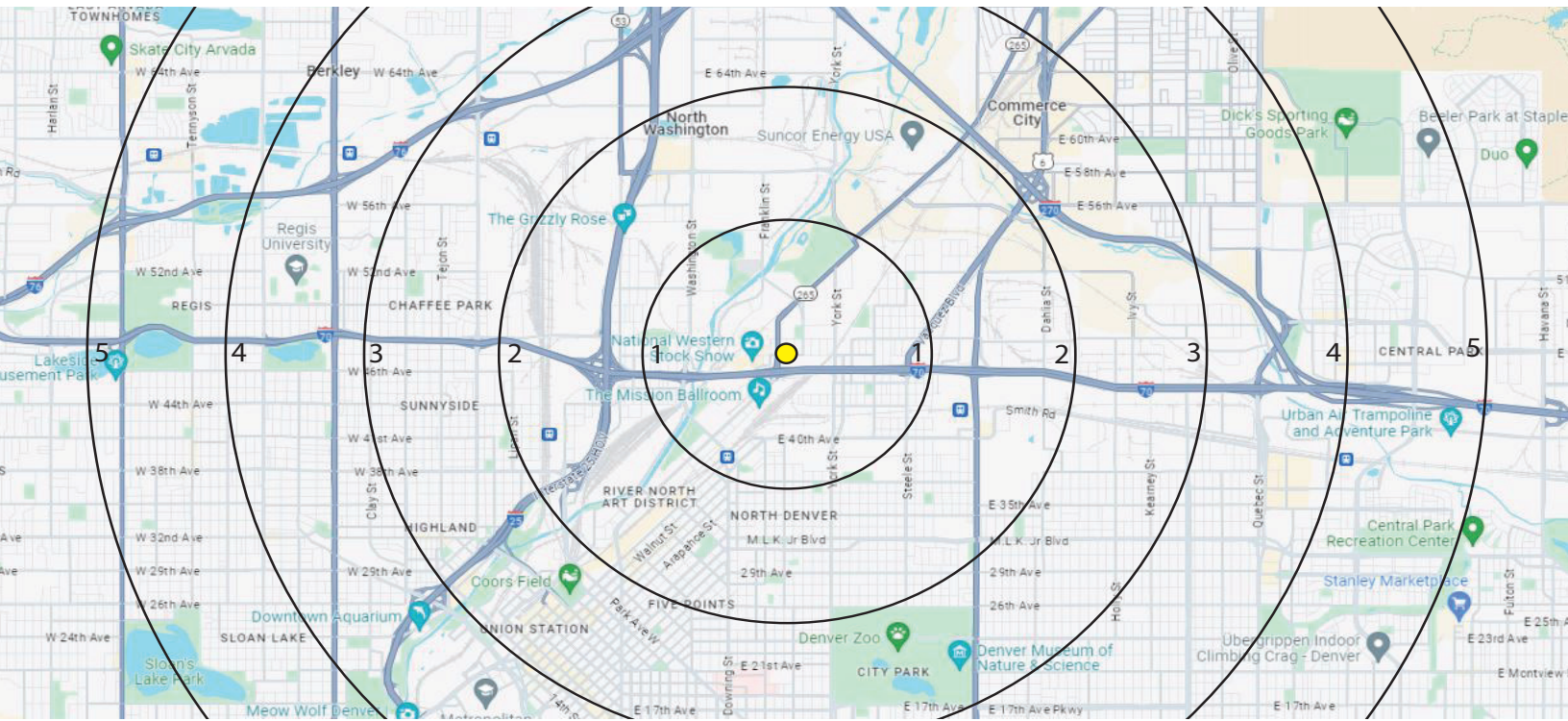
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1 Mile 3 Mile 5 Mile



Population 9,264 134,145 413,429



Households 2,703 64,253 190,142



Med. HH Income \$65,110 \$87,747 \$84,788

Traffic Counts

Brighton Blvd. @ 46th Ave. - 10,176 vpd
I-70 @ Brighton Blvd. - 173,000 vpd

