

Golden Commercial Land For Sale/Lease

773 Pike St., Golden, CO 80401



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Opportunity Zone

[Click to view Drone Video](#)



Boundaries are for visual reference only and may not be accurate.

Contact Broker For Pricing

LAND INFORMATION

Lot Size: 0.66± AC (28,787± SF)
Zoning: PD Jeffco
Parcel: 40-013-13-002
Taxes: \$8,971.10 (2024)
City / County: Golden / Jefferson

Located just Northeast of the W Colfax and 6th Avenue intersection, this vacant corner lot is well positioned along west Colfax's dealership row. The property offers premier frontage and a multitude of permitted uses. This property is located in an opportunity zone.

LAND USES

Permitted Uses (C-2)

Medical Office
 General Office
 Day-care, Pre-school, Nursery
 Grocery Store
 Auto Repair Facility
 Restaurants & Fast Food
 Bank
 Craft Brewery or Distillery
 Mini-Storage & Mini-Warehouse

Excluded Uses (PD)

Fuel Stores
 Homeless Shelter
 Amusement Park
 Night Club
 Sexually-Oriented Businesses
 Liquor Store
 Gas Station

Fuller Real Estate
 (303) 534-4822

**Brokerage Disclosure
 to Buyer**

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	5,736	48,232	127,334
Households	2,353	20,806	53,816
Median HH Income	\$93,374	\$81,857	\$89,912
Median Age	40.10	39.40	41.40
Traffic	21,278 vpd at W. Colfax Ave. @ Poppy St.		

Source: CoStar 2024

