# **Golden Commercial Land For Sale/Lease**



773 Pike St., Golden, CO 80401



## **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

**Grocery Store** 

Bank

Auto Repair Facility

**Restaurants & Fast Food** 

Craft Brewery or Distillery

Mini-Storage & Mini-Warehouse

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

#### **Fuel Stores** Homeless Shelter Day-care, Pre-school, Nursery Amusement Park Night Club Sexually-Oriented Businesses LIquor Store

Gas Station

Excluded Uses (PD)

**Fuller Real Estate** (303) 534-4822

**Brokerage Disclosure** to **Buyer** 

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

Source: CoStar 2024



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.