

FOR SALE

PADS AVAILABLE AT BROMLEY LANE & TOWER ROAD  
BRIGHTON, CO



Development Highlights

- Pads available at the signalized intersection of Bromley Lane and Tower Road- Brighton, Colorado
- Seeking gas station, car wash, drive thru restaurants, coffee, hotel, etc
- City of Brighton planning a destination sports venue immediately to the north & south of the subject property



**\*\* CONTACT BROKER FOR PRICING \*\***

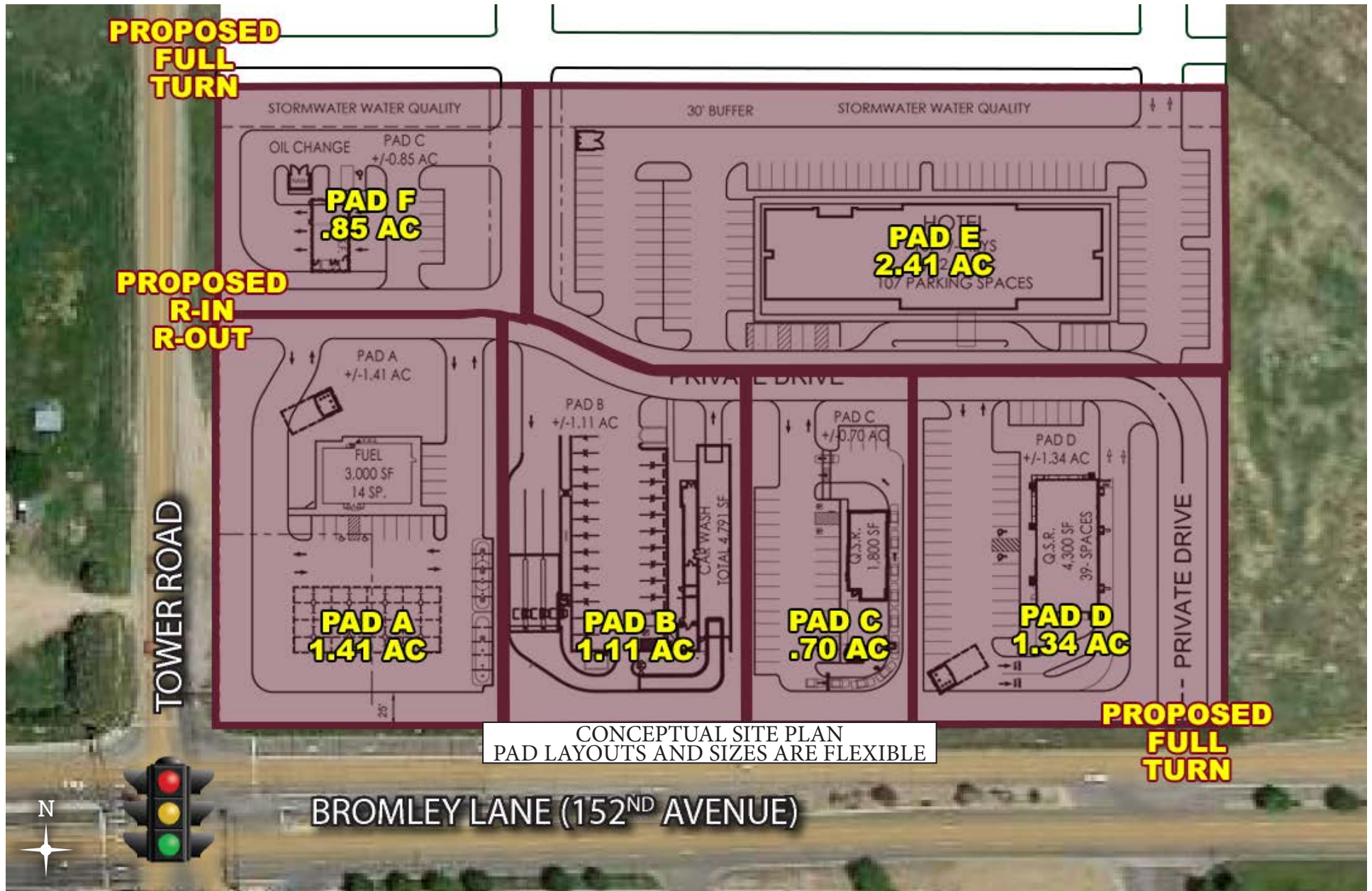
MICHAEL LAATSCH  
303.370.7470  
mlaatsch@sullivanhayes.com

BRIAN SHORTER  
303.370.7462  
bshorter@sullivanhayes.com



# SITE PLAN

BROMLEY LANE & TOWER ROAD | BRIGHTON, CO



# TRADE AREA

BROMLEY LANE & TOWER ROAD | BRIGHTON, CO

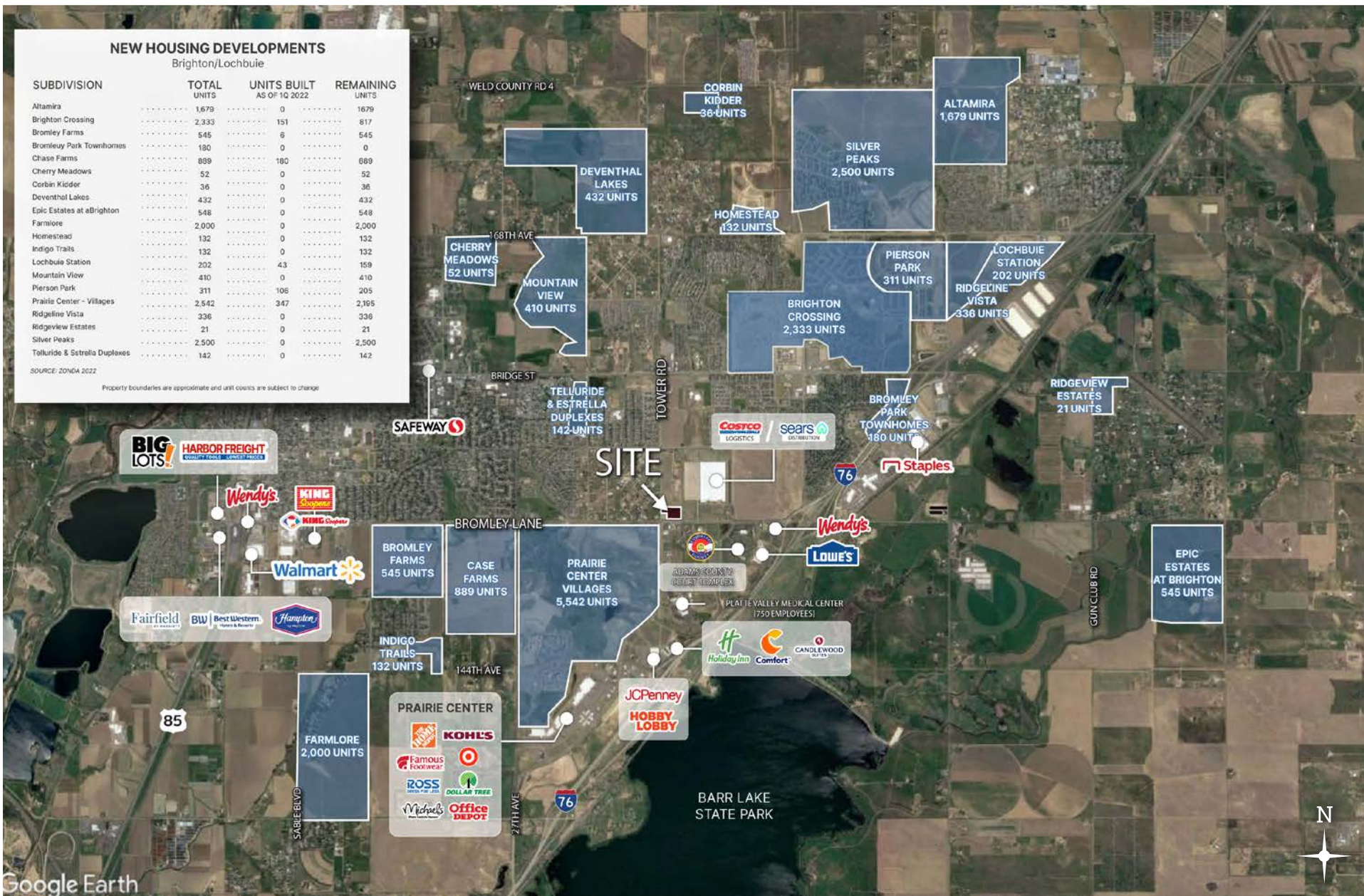


**NORTH & SOUTH BRIGHTON SPORTS COMPLEX**

- City of Brighton planning a destination sports venue immediately to the north and south of the subject property.
- Forecast to generate more than 71,000 room nights and \$44M annual economic impact.
- Plan Includes: sports fields, indoor courts, food hall/ meeting areas, medical, charter school
- Estimated completion date of Summer 2025.

# NEW HOUSING

BROMLEY LANE & TOWER ROAD | BRIGHTON, CO



# DEMOGRAPHICS



MAP COURTESY OF ESRI

## TRAFFIC COUNTS

Location	Cars/Day
ON BROMLEY LANE EAST OF TOWER RD	10,000
ON BROMLEY LANE WEST OF 27TH AVE	16,000
ON TOWER RD NORTH OF BROMLEY LANE	180'
ON I-76 SOUTHWEST OF BROMLEY LANE	38,000

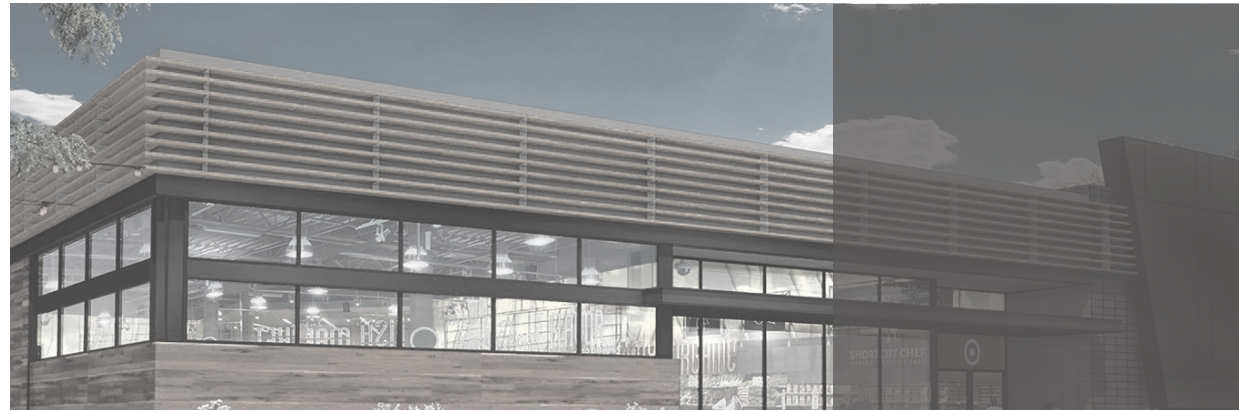
SOURCE: ESRI 2019, '2020

## DEMOGRAPHICS | COMPARISON SUMMARY

Categories	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION	4,796	40,847	60,583
PROJ. POPULATION IN 2027	4,903	45,177	67,003
AVG. HOUSEHOLD INCOME	\$134,397	\$111,840	\$116,175
DAYTIME POPULATION (EMPLOYEES)	324	2,696	4,225

SOURCE: ESRI 2022





## About SullivanHayes

SullivanHayes Brokerage is Colorado's premier, full-service retail brokerage company assisting tenants, landlords, and developers. We have enjoyed a rich history serving the commercial real estate industry since 1978.

SullivanHayes is proud to have helped some of the most sophisticated national retailers and landlords expand throughout Colorado, as well as passionate local concepts and developers that make our community vibrant and dynamic.

**VISIT:** [www.sullivanhayes.com](http://www.sullivanhayes.com)

## Bromley Lane & Tower Road

BRIGHTON, CO 80601

### MICHAEL LAATSCH

303.370.7470  
[mlaatsch@sullivanhayes.com](mailto:mlaatsch@sullivanhayes.com)

### BRIAN SHORTER

303.370.7462  
[bshorter@sullivanhayes.com](mailto:bshorter@sullivanhayes.com)



SullivanHayes Brokerage DTC  
5570 DTC Parkway, Suite 100  
Greenwood Village, CO 80111  
303.534.0900