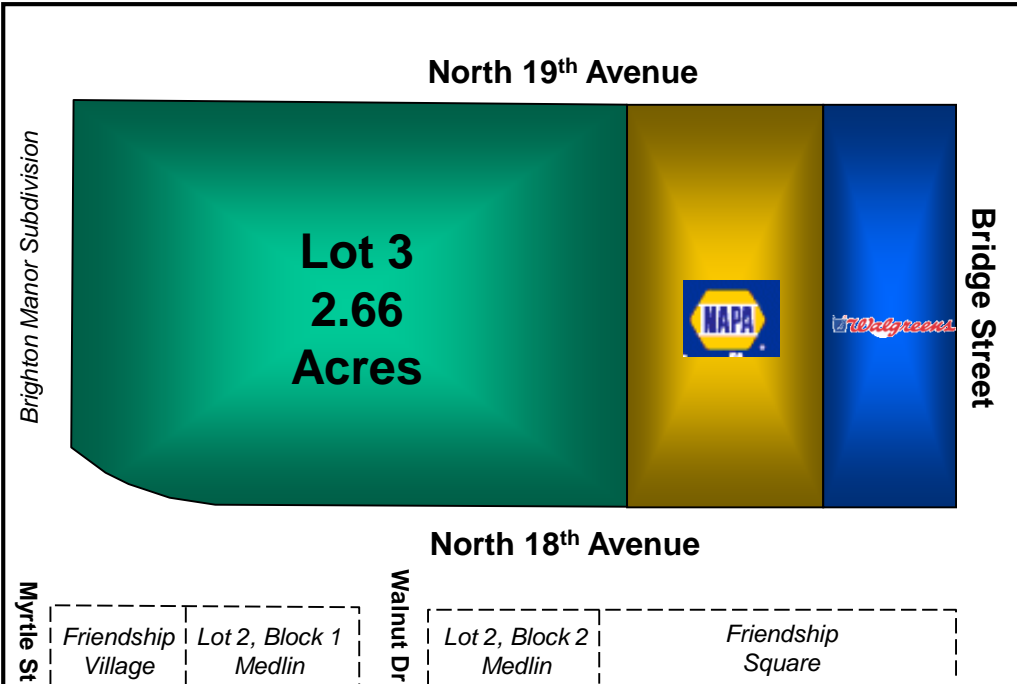


# INVESTMENT OFFERING



EDGEMARK  
Development LLC



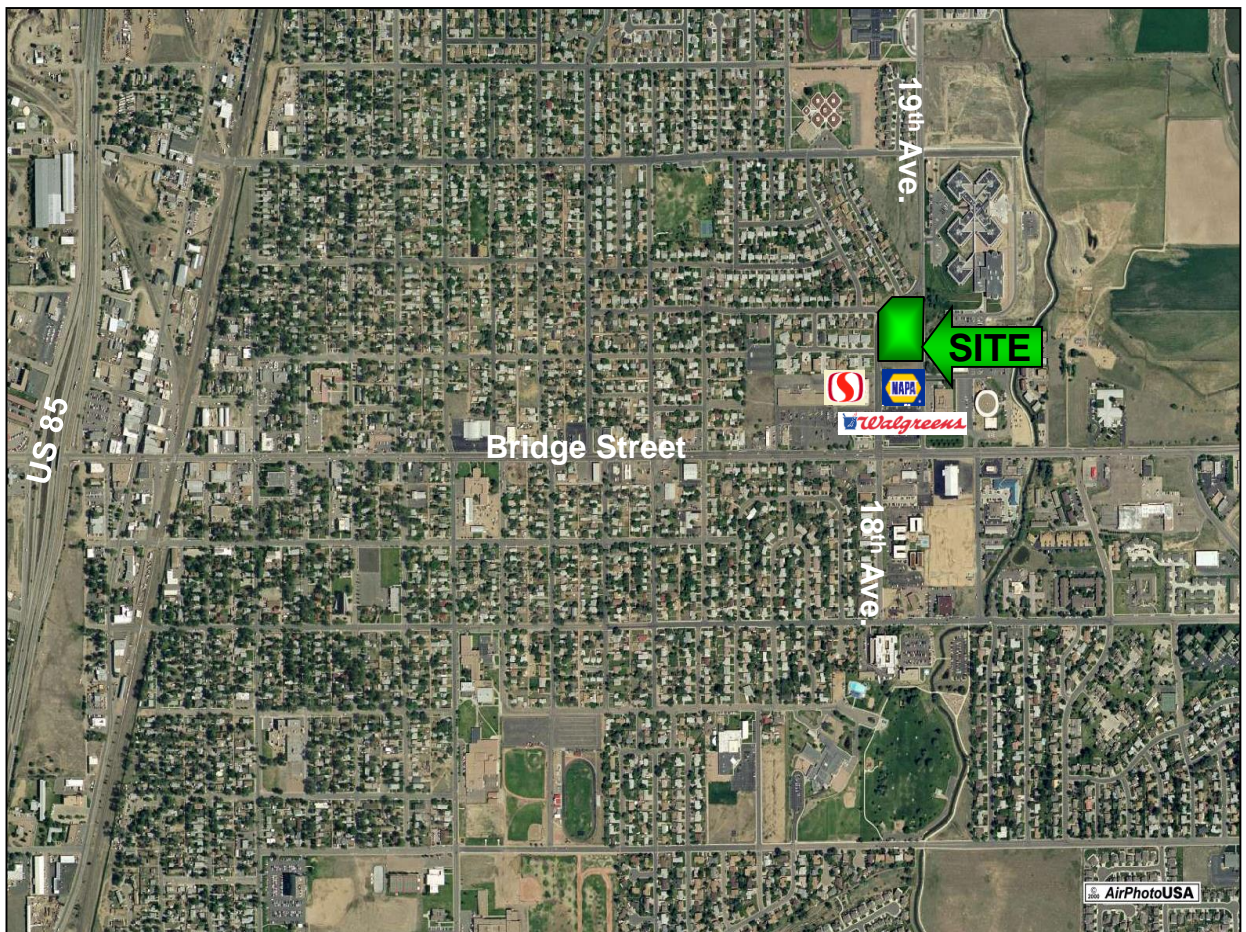
## 18<sup>TH</sup> AVENUE & BRIDGE STREET

BRIGHTON, COLORADO

### INFORMATION FOR PROSPECTIVE BUYERS

REPRESENTED BY: EDGEMARK DEVELOPMENT LLC  
410 17TH STREET  
SUITE 1705  
DENVER, COLORADO 80202

CONTACT: JON DOUGLAS  
PHONE: 303.620.4106 FAX: 303.571.4651  
E-MAIL: JDOUGLAS@EDGEMARK.COM



- **Finished Retail Land Available for Sale, Ground Lease or Build-to-Suit**
- **Adjacent to a Safeway Anchored Shopping Center**
- **Site is Centrally Located in the Brighton Trade Area with Great Exposure to Bridge Street**

**Size:** 115,723 Square Feet  
**Dimensions:** Irregular 290' by 403'  
**Water/ Storm/Sanitary / Electricity / Gas / Communications:** To Site  
**Water:** To site  
**Detention:** Not Designed  
**Off Sites:** Depends on Future Use  
**Common Area Agreement:** No  
**Zoning:** C-2 Commercial

**Trade Area Demographics:**

	<i>Population</i>	<i>Average HH Income</i>	<i>Business/Employees</i>
1 Mile	18,050	\$ 92,521	542 / 5,180
3 Mile	40,396	\$115,484	1,271 / 13,923
5 Mile	54,898	\$101,576	1,618 / 19,242

**Traffic Counts:** On Bridge Street at 18<sup>th</sup> Avenue 21,000 Cars Daily