

**RETAIL SPACE W/ DRIVE-THRU
AVAILABLE FOR LEASE**



WR
WINDMILL
RANCH
96 Apartments

**NATURAL
GROCERS**

17,000 VPD

S 8TH AVE

OPTION #1

E BROMLEY LN

**BLDG 1 | 7,400 SF
DEMISABLE
MULTI-TENANT W/ DRIVE-THRU**

PROPOSED STREET

**BLDG 2 | 2,800 SF
DRIVE-THRU W/ PATIO**



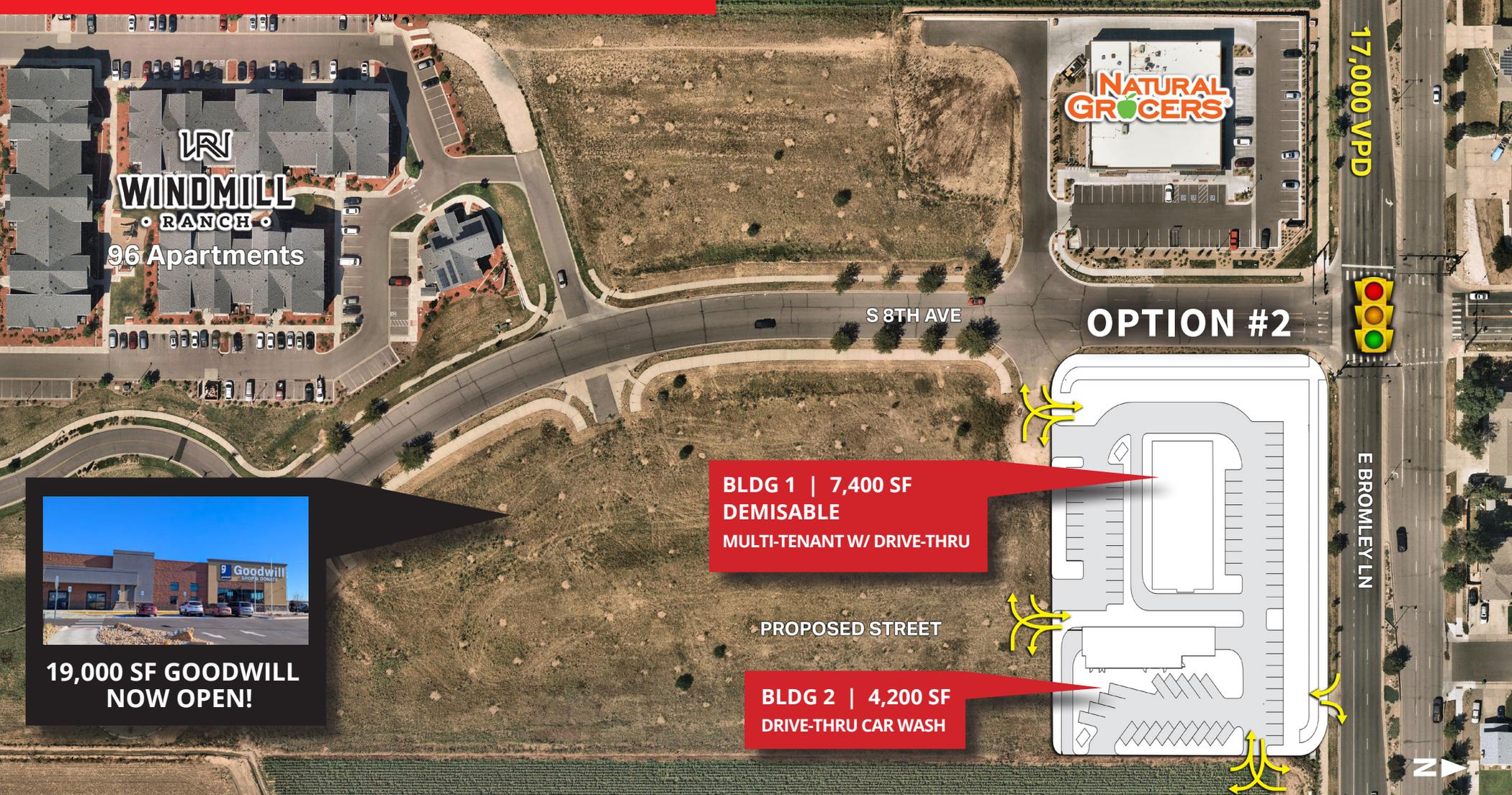
**19,000 SF GOODWILL
NOW OPEN!**

BROMLEY LN & 8TH AVE
Brighton, Colorado 80601

For more information, contact:
SARAH ALFANO
+1 303 263 5362
sarah.alfano@jll.com



**RETAIL SPACE W/ DRIVE-THRU
AVAILABLE FOR LEASE**



WR
WINDMILL
RANCH
96 Apartments

**NATURAL
GROCERS**

17,000 VPD

S 8TH AVE

OPTION #2

E BROMLEY LN

**BLDG 1 | 7,400 SF
DEMISABLE
MULTI-TENANT W/ DRIVE-THRU**

PROPOSED STREET

**BLDG 2 | 4,200 SF
DRIVE-THRU CAR WASH**



BROMLEY LN & 8TH AVE
Brighton, Colorado 80601

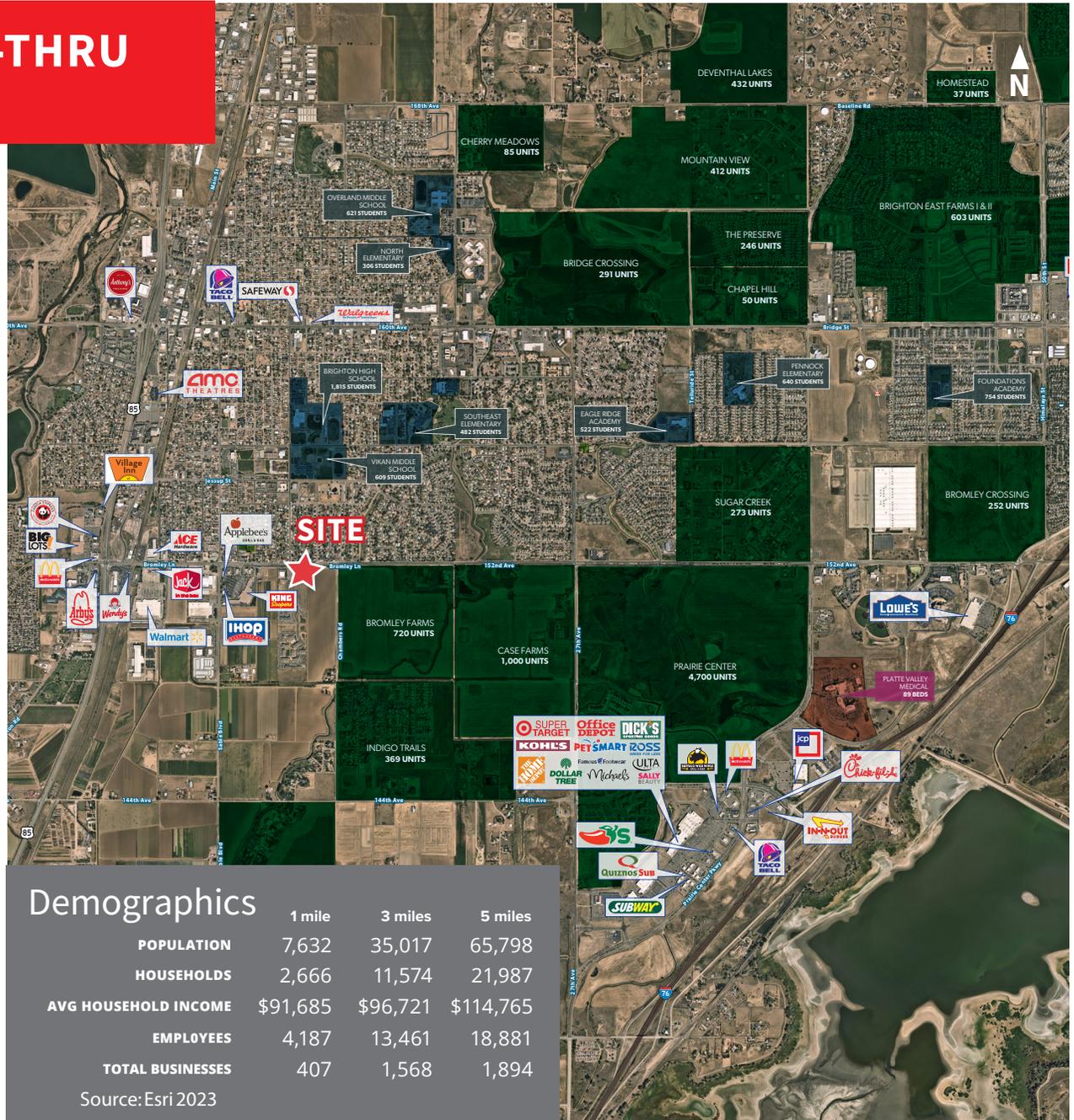
For more information, contact:
SARAH ALFANO
+1 303 263 5362
sarah.alfano@jll.com



RETAIL SPACE W/ DRIVE-THRU AVAILABLE FOR LEASE

Highlights

- Highly visible, central location
- Great site for coffee, financial, or fast casual restaurant
- Shadow anchored by Natural Grocers
- Over 17,000 cars per day
- Existing infrastructure & curb cuts
- Excellent demographics
- Rapidly growing trade area



Demographics	1 mile	3 miles	5 miles
POPULATION	7,632	35,017	65,798
HOUSEHOLDS	2,666	11,574	21,987
AVG HOUSEHOLD INCOME	\$91,685	\$96,721	\$114,765
EMPLOYEES	4,187	13,461	18,881
TOTAL BUSINESSES	407	1,568	1,894

Source: Esri 2023

For more information, contact:

SARAH ALFANO
+1 303 263 5362
sarah.alfano@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.