




For Sale

.75 Acres

343 & 345 Main Street | Brighton, CO 80601

 **JLL** SEE A BRIGHTER WAY

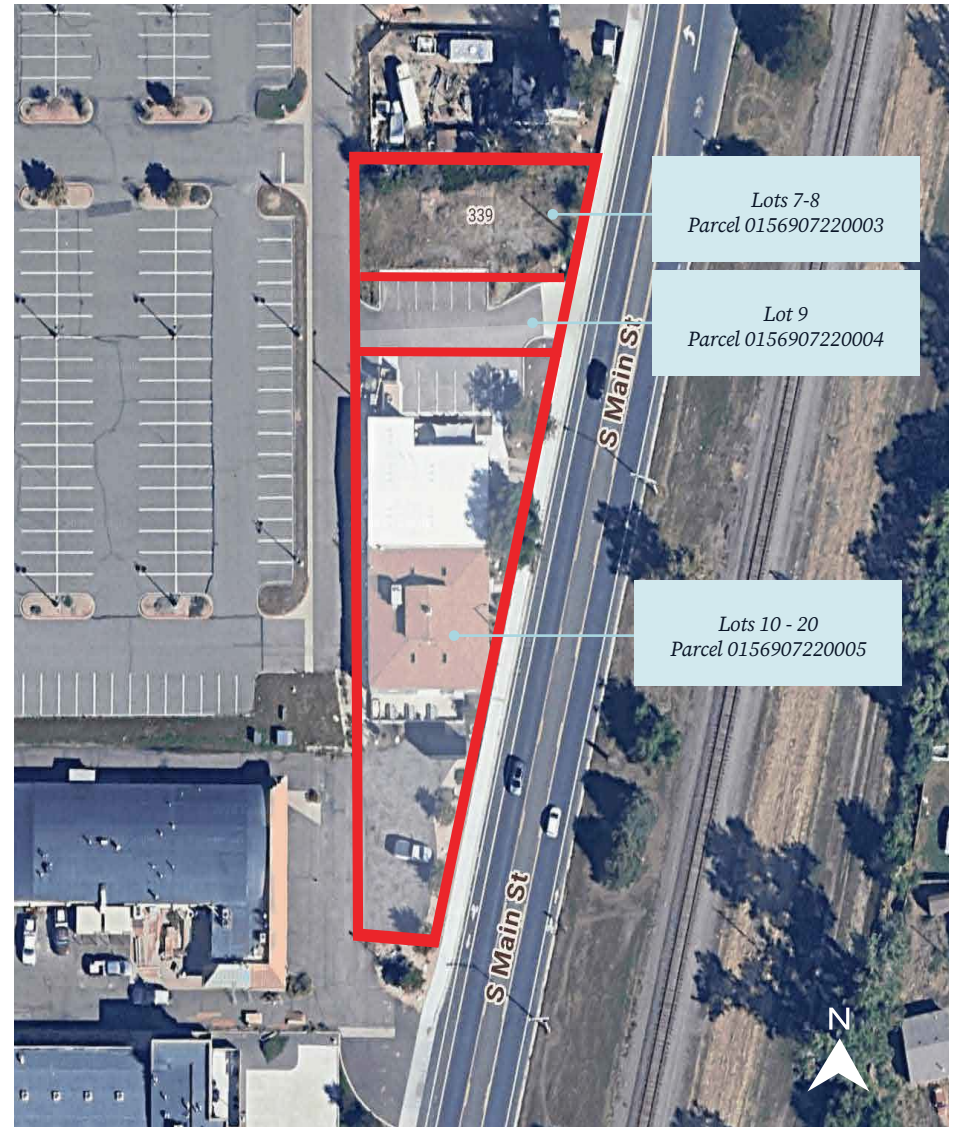
Executive Summary

Rare opportunity to acquire or lease a freestanding, versatile commercial building in the heart of Brighton, Colorado. This 6,408 SF property sits on 0.75 acres along high-visibility South Main Street and offers the flexibility to accommodate a single user or be divided into two distinct spaces, each with its own dedicated entrance and private parking lot.

The building features three pull-up overhead doors (10' x 10.5') plus a 12' x 12' electrical door, making it well-suited for a wide range of retail, restaurant, entertainment, or service-oriented uses. An exhaust removal system is already in place, offering a head start for food and beverage operators.

Positioned within the Brighton Pavillions retail corridor — sharing a parking lot with AMC Theatres and neighboring tenants including Qdoba, Anytime Fitness, and Cold Stone Creamery — the property benefits from exceptional co-tenancy and strong consumer traffic. With over 46,000 vehicles per day on Main Street and proximity to the US-85 interchange carrying nearly 190,000 VPD, this location offers outstanding visibility and accessibility.

Located in a designated **Opportunity Zone**, with a daytime trade area averaging **\$137,213 in household income** within a 3-mile radius.



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Property highlights

- Total Building Area: .75 Acres
- Building Size: 6,408 SF
- Located in Opportunity Zone
- Direct Access to Main Street
- Features overhead doors



35

Average Age
(3 mile radius)

\$137,213

Avg Household Income
(3 mile radius)

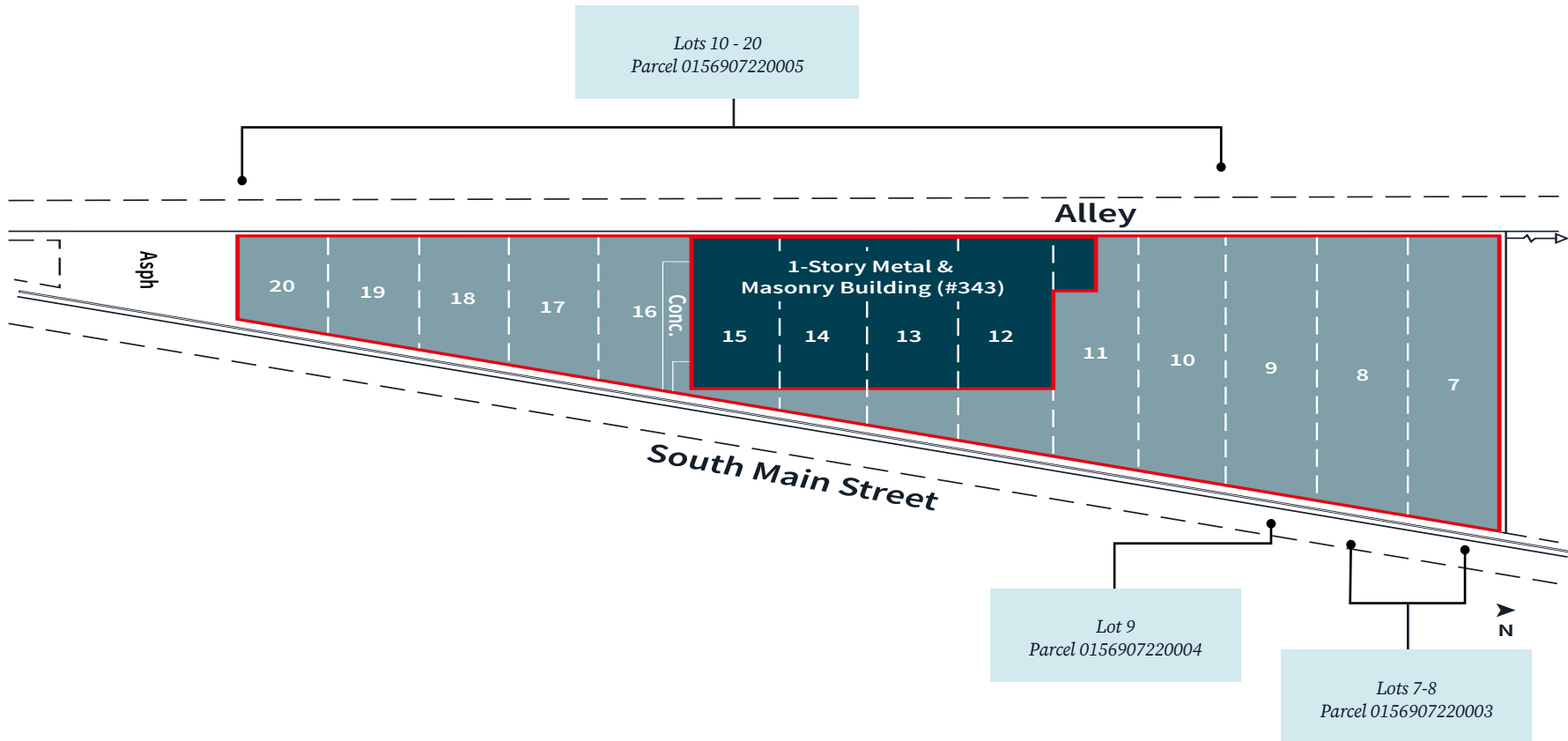


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Floor plan

- Land Size .75 acres (32,737 SF)
- Building - 6,408 SF
- Three pull-up doors (10' x 10 1/2')
- Electrical Door is 12'x12'
- Exhaust Removal System
- Two Dedicated Parking Lots



Value-Add

Turn-Key F&B Kiosk with High-Traffic Street Frontage



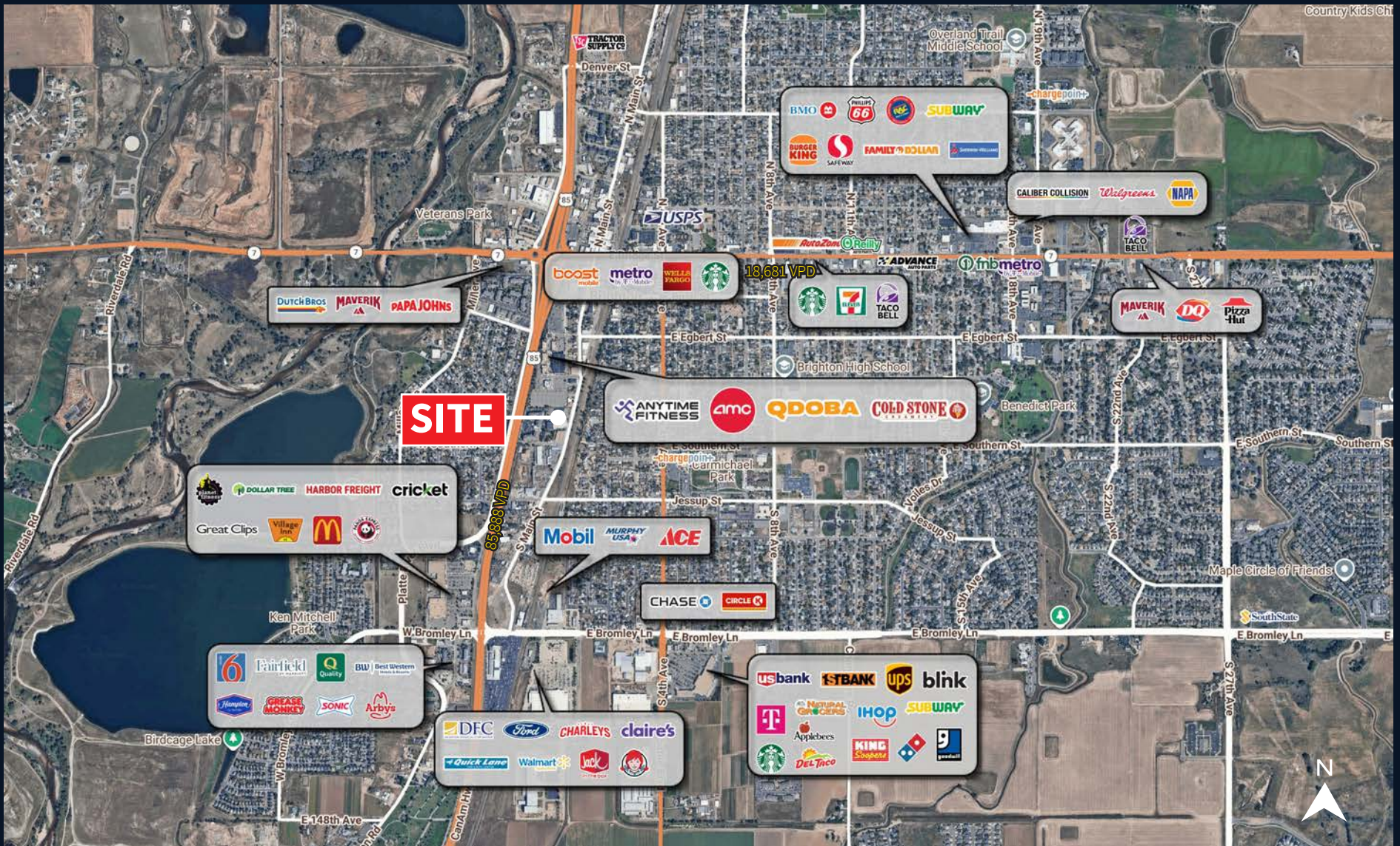
Included with the property is a charming, purpose-built freestanding food and beverage kiosk positioned along South Main Street with direct visibility to passing traffic. Previously operating as a hot dog and food stand, this turnkey structure is move-in ready and represents a compelling value-add component for the right operator or investor.

The kiosk features a walk-up service window, dedicated counter space, and built-in equipment infrastructure — ideal for a quick-service food concept, coffee or beverage stand, grab-and-go operation, or complementary food use to an anchor tenant occupying the main building.

Flexible Leasing Options:

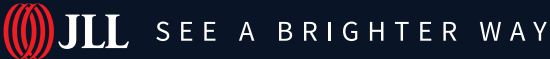
This kiosk can be leased independently as a standalone food and beverage pad, or bundled in combination with one of the two main building suites — offering a unique opportunity for a restaurant, bar, or entertainment concept to extend its outdoor presence and capture impulse traffic directly from Main Street





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