

TWO SPACES  
AVAILABLE!

# PALIZZI MARKETPLACE

450 E BROMLEY LANE  
BRIGHTON, CO

RETAIL SPACE FOR LEASE

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**CBRE**



# SITE PLAN




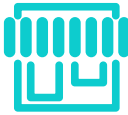
SUITE	TENANT	SF
D116	The UPS Store	1,436
D117	CHIRO NOW!	585
D118	Barber Shop	1,479
A101	T-Mobile	1,990
A101A	<b>AVAILABLE</b>	2,018
A102	Elite Spa & Nails	1,440
A103	Armed Forces Career Center	1,440
A104	Subway	1,440
A105	Premier Martial Arts	1,440
A105A	La Michoacana Ice Cream Store	1,162
A106	Vapor World	1,430
A107	Market Place Wine & Spirits	4,103
B108	King Soopers Supermarket	65,972
C109	Perfect Teeth/Brighton	1,852
C109A	total by Verizon	932
C110	Domino's Pizza	1,440
C111	<b>AVAILABLE</b>	1,440
C113	Banfield Pet Hospital	4,739
C114	H&R Block	1,440
C115	The Doughnut Social	1,400

## GREAT NEIGHBORHOOD SHOPPING CENTER

  
KING SOOPERS ANCHORED

  
MULTIPLE ACCESS POINTS

  
25 MIN TO DENVER INTERNATIONAL AIRPORT & 30 MIN TO DENVER

  
STRONG TENANT MIX (STARBUCKS, TRES MARGARITAS, GOOD TIMES, PERFECT TEETH, BELLCO CREDIT UNION)

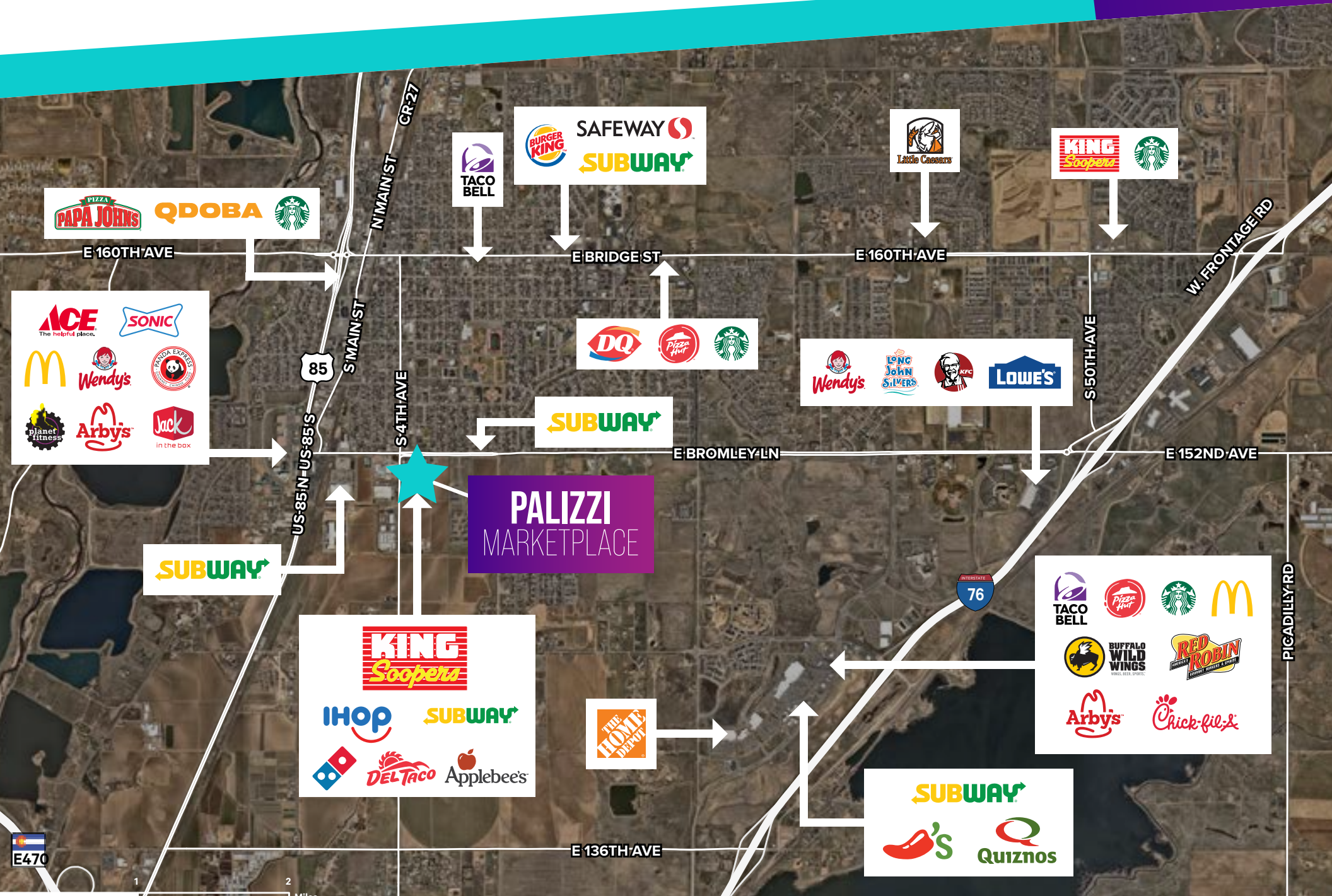
  
LOCATED AT BUSY INTERSECTION

  
GREAT VISIBILITY

  
BANFIELD PET HOSPITAL OPEN



# AMENITIES MAP



# BRIGHTON, CO

Founded in 1904, Brighton was born to serve a diverse set of needs from agriculture, pioneers, railroads and commerce, becoming a hub in what is now Adam's County. Due to its proximity to Denver International Airport and several major cross-country highways, it has developed into a blossoming energy and automation industry center—providing a cost-effective relocation alternative for firms and families.

Although only a 25-minute drive to downtown Denver, Brighton has maintained its small town charm through its arts and music scene, historic downtown, local farm experiences and state parks.



### 2021 POPULATION\*

1 MILE	3 MILES	5 MILES
8,468	35,582	64,920



### KING SOOPERS GROCERY SALES

HIGH VOLUME GROCERY SALES



### TRAFFIC COUNTS

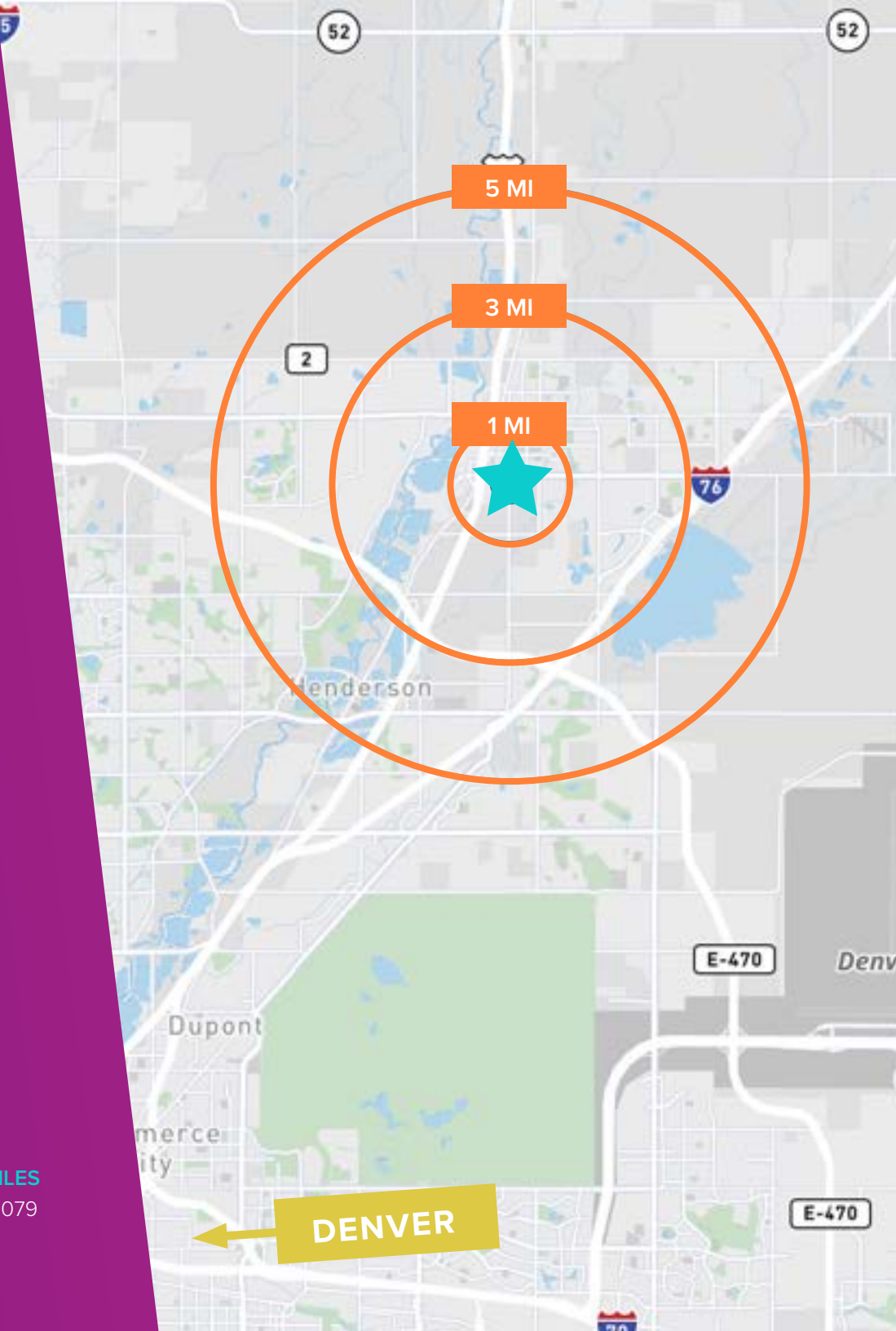
**S 4TH & BROMLEY:**  
25,455 VPD



### 2021 AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$84,447	\$94,166	\$111,079

\*Current year estimate.





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FOR MORE  
INFORMATION

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**CBRE**

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