



INVESTMENT ADVISORS



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COMMERCIAL ADVISORS

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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	124 N Main St. Brighton, CO 80601
Price	\$250,000
# of Units	2
Building Size	1,500 SF
Lot Size	1,700 SF
Year Built	1927
Roof	Flat

PROPERTY HIGHLIGHTS

- Prime Main Street location in Brighton's commercial core
- Strong visibility and consistent foot traffic in an established retail corridor
- Flexibility in the space moving forward to be either a dual or single tenant building
- Potential investor upside by optimizing rental rates

124 N Main Street in Brighton is a 1,500 SF two-tenant retail building offers exceptional flexibility for both owner-users seeking to offset their occupancy costs and investors looking to capitalize on below-market rents in a growing northern metro submarket. The building's dual-tenant configuration creates multiple strategic pathways for buyers.

Owner-users can occupy one suite while generating rental income from the second, effectively subsidizing their operating costs. Alternatively, users requiring the full 1,500 SF can easily convert the space to single-tenant occupancy, providing room for business growth and operational expansion, or an investor can come in and capitalize on passive income from both tenants currently in place.

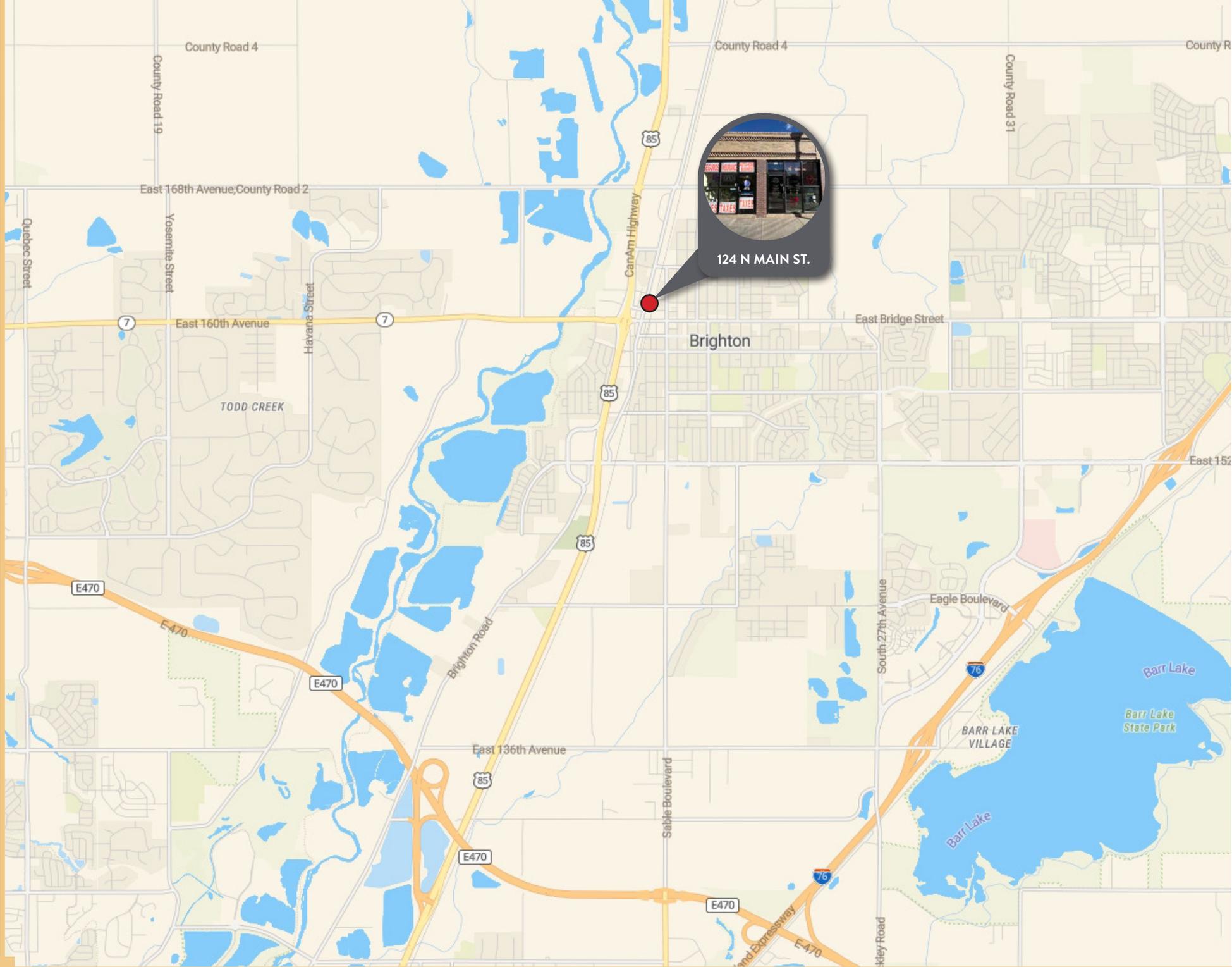




LOCATION OVERVIEW



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124 N MAIN ST.

BRIGHTON

Brighton offers a refreshing blend of historic character and contemporary convenience just northeast of Denver. At the city's heart lies a vibrant Historic Downtown, where 19th-century architecture houses local boutiques, craft breweries, and family-owned eateries. This community deeply honors its agricultural roots, providing residents with a unique “farm-to-table” lifestyle through local landmarks like Berry Patch Farms and the seasonal markets at Bromley Farm. It is a place where a rich heritage and a forward-looking spirit create a welcoming, tight-knit atmosphere for every generation.

Adventure is always within reach thanks to the stunning Barr Lake State Park, a haven for hiking, boating, and spotting bald eagles. Within the city limits, the Brighton Oasis Family Aquatic Park and an extensive network of trails provide endless summer fun. The community truly shines during its signature events, such as the high-energy Summerfest and the enchanting Festival of Lights parade. Whether you are enjoying a live performance at the Armory Performing Arts Center or exploring the local art scene, Brighton offers a dynamic and active quality of life that is hard to match.





COMPARABLE
SALES



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SUBJECT PROPERTY	
124 N Main St., Brighton, CO	
Sale Date	JUST LISTED
List Price	\$250,000
Building Size	1,500 SF
Price/SF	\$167



361 N Main St Brighton, CO 80601		#1
Sale Date	7/28/25	
Sale Price	\$400,000	
Building Size	704 SF	
Price/SF	\$568	



119 N Main St Brighton, CO 80601		#2
Sale Date	7/9/24	
Sale Price	\$544,000	
Building Size	2,160 SF	
Price/SF	\$252	



743 E Bridge St Brighton, CO 80601		#3
Sale Date	4/8/25	
Sale Price	\$448,000	
Building Size	2,234 SF	
Price/SF	\$201	

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 124 N Main St., Brighton, CO 80601 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.



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