



MAKERS COMMERCIAL



FOR LEASE • RETAIL CONDOMINIUM

4257 Main Street

Unit 100

Bradburn Village • Westminster, Colorado 80031

±5,760 SF

DIVISIBLE

Hard corner

MAIN & BRADBURN

Whole Foods

ANCHORED CENTER

On request

LEASE RATE

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THE OPPORTUNITY

Built for a long-term tenant.

Unit 100 is being marketed for lease first. Terms are shaped around the tenant, credit worthiness, term, TI, etc.

PRIMARY PATH

For Lease

Rate on request

Ownership is seeking a long-term tenant for the space. Please contact broker for lease rate as it will be determined by credit worthiness, term, tenant improvements, etc.

Tell us the concept, the term, and what you need done to the space, and we'll structure around it.

- Term, credit, and build-out all negotiable
- Will demise for a smaller tenant
- Landlord will consider a tenant improvement allowance
- Corner exposure with glass on two elevations
- Delivery timing negotiable — call to discuss

SECONDARY

For Sale

Price on request

The unit is also available for purchase. This is not the primary path, but ownership will review a compelling offer from an owner-user or an investor.

Once a lease is signed, the unit may be offered as a leased investment.

- Owner-user and investor buyers considered
- Condominium ownership — no ground lease
- Offers reviewed as received



Main Street at Bradburn Boulevard — the village core in both directions.

Available whole or demised — a smaller tenant can take a portion of the corner rather than passing on the location entirely.

THE SPACE

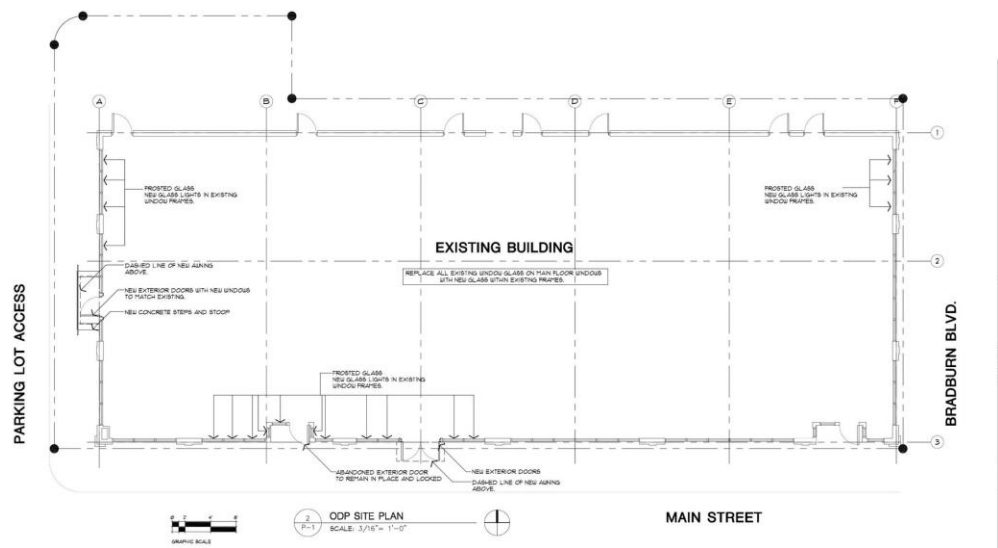
The corner of Main Street.

Unit 100 wraps the ground-floor corner — continuous storefront glass down Main Street and around onto Bradburn Boulevard.



Approximate demised area shown in gold. Illustrative only — not a survey.

RENTABLE AREA	±5,760 SF	DIVISIBILITY	Will demise for a smaller tenant
PROPERTY TYPE	Retail condominium	POSITION	Ground floor, hard corner
FRONTAGE	Main St. & Bradburn Blvd.	ENTRANCES	Three public + rear service door
CONDITION	Second-generation retail, improved	CEILING	2×4 lay-in acoustic grid
FLOOR FINISH	Sealed concrete	COLD STORAGE	Oversized walk-in cooler in place
BACK OF HOUSE	Stockroom, offices, break room	RESTROOMS	Two, ADA-compliant, plus shower
SERVICE ACCESS	Grade-level rear service door	FIRE PROTECTION	Sprinklered
PARKING	On-street and shared surface	LEASE TERM	Negotiable



Building footprint and exterior entries, per the recorded Official Development Plan. Not a suite plan; not to be relied on for dimensions.

Inside the space.



The full retail floor, corner windows to rear wall



Looking back toward the Main Street entry



Open sales floor under a 2x4 lay-in ceiling



Depth of the space toward the rear of the unit



Service counter area and rear wall fixturing



Double-door entry vestibule off Main Street

Photographs show existing improvements for reference only. Delivery condition is negotiated as part of the lease.

What's already built.

Second-generation infrastructure a new tenant would otherwise pay to install — cold storage, service access, staff facilities and in-suite restrooms.

COLD STORAGE

Walk-in cooler

An oversized insulated walk-in with ceiling evaporator — already in place, and expensive to build from scratch.



Walk-in cooler — insulated box with ceiling evaporator

ACCESS

Four entrances

Three public-facing entries plus a rear man door that keeps freight off the sales floor.



Rear stockroom with grade-level service door

EXPOSURE

Two glass elevations

Continuous storefront glass wraps both streets, under awnings and canopy lighting.



Break room with full kitchen and appliances



In-suite restroom, ADA-configured



Interior pass-through window and counter



Secondary entry with retractable security gate

FLEXIBLE FOOTPRINT

Take all of it — or part of it.

If $\pm 5,760$ SF is more space than the concept needs, ownership is willing to demise the unit. A smaller tenant can take a portion of the corner rather than passing on the location entirely. Demising work, delivery condition and cost allocation are negotiated as part of the lease.

AVAILABLE AS

**$\pm 5,760$ SF whole
or demised**

Tell us the footprint you're after.

LOCATION

A walkable trade area.

Bradburn Village is a master-planned community roughly midway between Denver and Boulder, with more than 750 homes within a few blocks of this door. The customer base is already here, on foot, every day.



Bradburn Village from above, Front Range beyond.

BY THE NUMBERS

\$122,937

Median household income

2-MILE RADIUS

40%

Households earning
\$150,000+

2-MILE RADIUS

49,329

Residents

2-MILE RADIUS

277,043

Residents

5-MILE RADIUS

2025 estimates from third-party demographic data. Figures are estimates and should be independently verified.



Bradburn Village site plan — subject property highlighted.

Whole Foods Market

Anchor — 4451 Main Street, two blocks north

Main Street core

Walkable retail, dining and service frontage

W. 120th Avenue

Primary east-west arterial at the village edge

Residential base

750+ homes, townhomes and row-house apartments

Downtown Denver

Approximately 20 minutes south via US-36 / I-25

Boulder

Approximately 25 minutes northwest via US-36

THE DEVELOPMENT

A \$220 million village, not a strip center.

Bradburn was master-planned from raw farmland by Continuum Partners on a land plan by Duany Plater-Zyberk & Co., organized around a Main Street commercial core rather than a parking field.



Walkable shopfronts along the core



Monument signage at W. 120th Avenue



Patio dining along Main Street

\$220M

TOTAL DEVELOPMENT

125

ACRES

750+

RESIDENTIAL UNITS

100,000

SF VILLAGE CORE

Continuum reports that homes inside Bradburn command significant premiums over conventional subdivisions in the surrounding area. For a tenant, that means the households within walking distance skew above the broader trade-area average — a stronger daily customer than a radius report alone would suggest.

CO-TENANCY IN THE VILLAGE

19 operating tenants within a two-block walk — grocery-anchored, service-heavy, open daily.

Whole Foods Market

35,000 SF grocery anchor · 4451 Main Street · two blocks north

DINING (6)

Ted's Montana Grill
5280 Burger Bar
Fuzzy's Taco Shop
Early Bird Restaurant
Zen Asian Bistro
Yogurt Brothers

FITNESS & WELLNESS (4)

CorePower Yoga
Pure Barre
Bradburn Fitness Studio
Panorama Physical Therapy

MEDICAL & DENTAL (3)

Bradburn Village Dentistry
Cornerstone Pediatric Dentistry
Graves Chiropractic

SERVICES & RETAIL (5)

T-Mobile
Supercuts
Huntington Bank
Playdate Westminster
The Establishment

Development statistics per Continuum Partners, the master developer. Co-tenancy compiled from public sources and current as of August 2026; tenant rosters change and occupancy should be independently verified. Makers Commercial is not affiliated with Continuum Partners, Whole Foods Market, or any tenant named herein.



GET IN TOUCH

Let's talk terms.

Rate and price are quoted in conversation. Send us the concept and the term you're after and we'll come back with a structure.

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