

retail leasing



CLAYWORKS

GOLDEN, CO



golden at a glance

Golden, Colorado is a vibrant and growing community, supported by a strong tourism sector and continued residential development to accommodate increasing demand. The area offers a high quality of life, with a variety of dining options and cultural attractions, all within easy reach of major cities and nearby ski destinations. With excellent regional connectivity, Golden stands out as both accessible and highly desirable.



TOURISM & ECONOMIC DRIVERS

- ▶ **5.75M annual visitors** (2022, and growing)
- ▶ **\$191M in visitor spending** (2022)
- ▶ **2,000+ employed** at Coors Brewing
- ▶ **8,000+ students** at Colorado School of Mines (2025)



DEVELOPMENT & GROWTH

- ▶ Undergoing **rezoning** to support residential development
- ▶ **850+ apartments & 60+ townhomes** planned
- ▶ Demand rising for **multifamily housing**



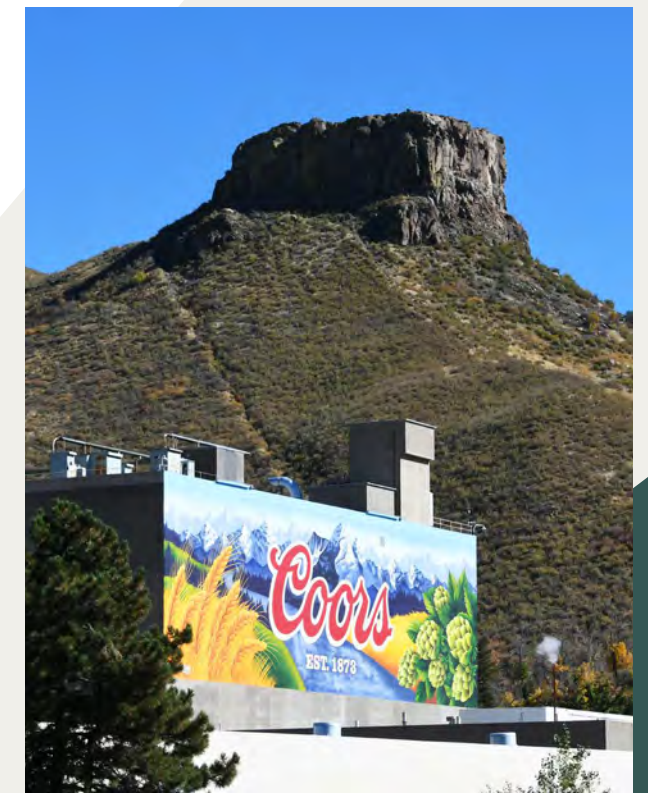
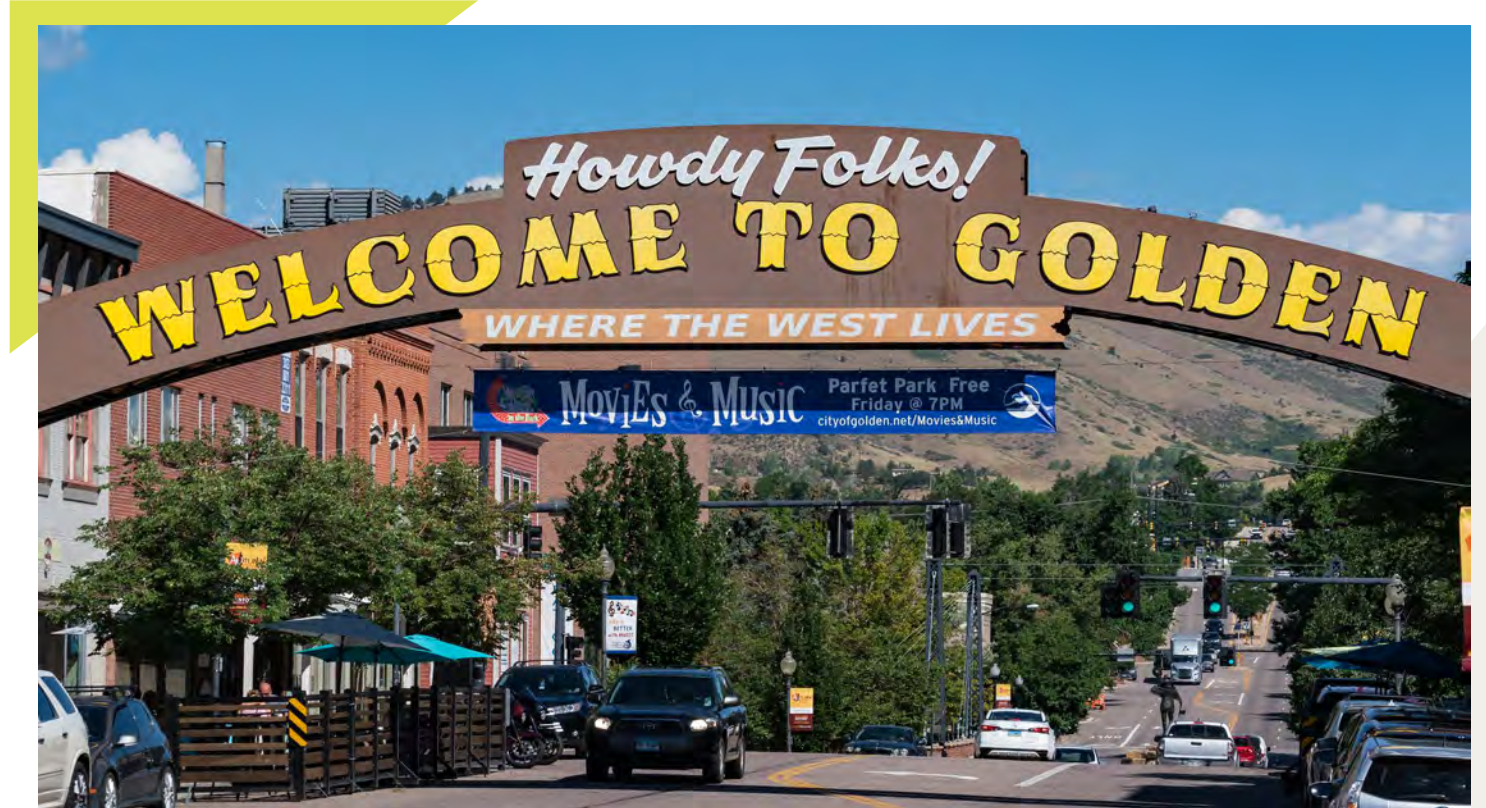
LIFESTYLE & AMENITIES

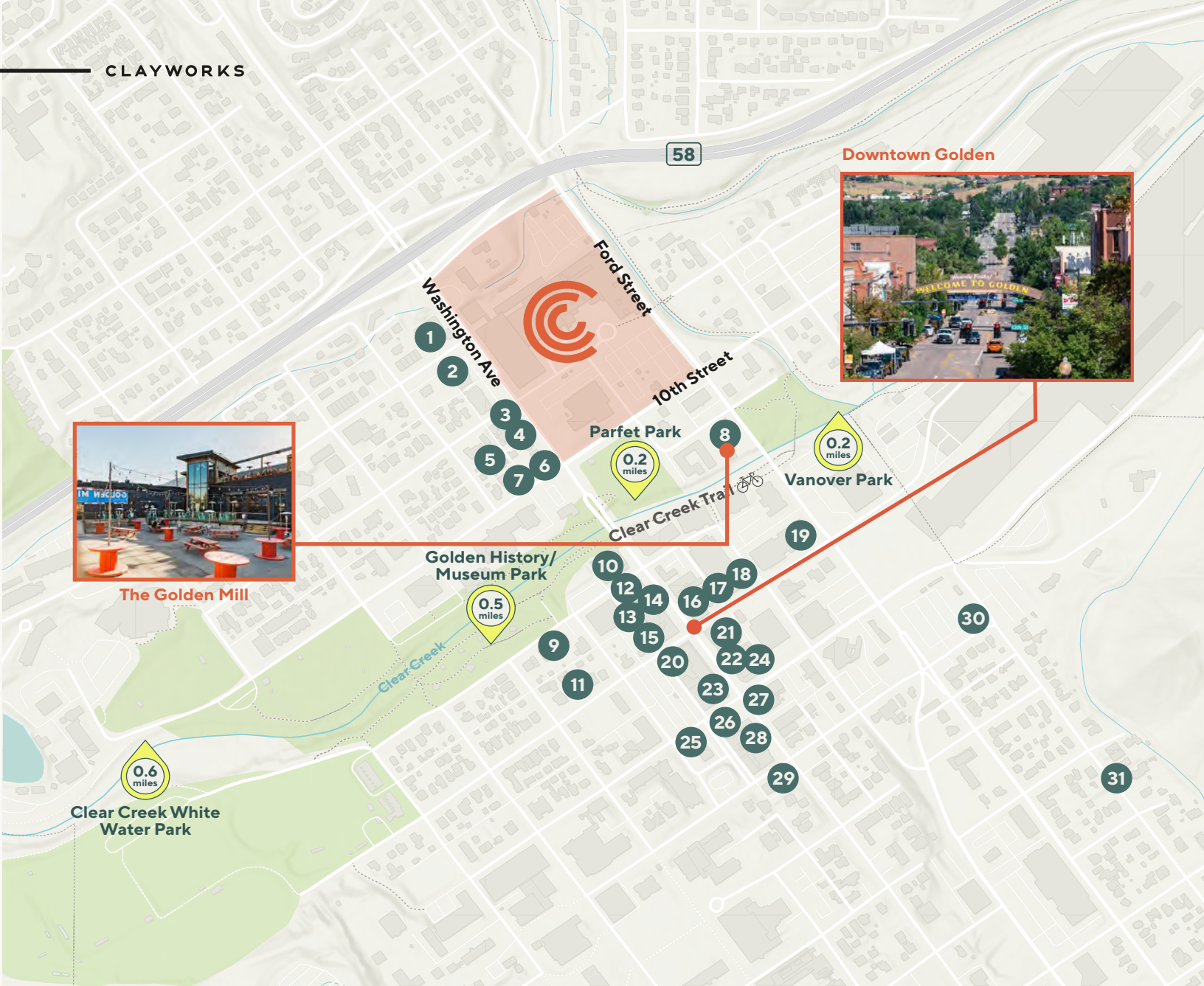
- ▶ **24+ restaurants** walkable from downtown
- ▶ **8+ museums** & a strong cultural presence
- ▶ **20 minutes** to Denver/Boulder
- ▶ **60 - 90 minutes** to ski resorts



ACCESS AND VISIBILITY

- ▶ **Highway 58: 18,738 VPD, Washington Ave: 13,543 VPD**
- ▶ Excellent **regional connectivity**





accessibility

- | 15 minutes to Downtown
- | 35 minutes to DIA
- 25 minutes to Boulder
- | 30 minutes to Greenwood Village
- | 30 minutes to Cherry Creek North
- 35 minutes to Union Station (W Line)
- 60 minutes to DIA (A Line)
- 60 minutes to Arapahoe Basin
- 70 minutes to Eldora
- 1.2 hours to Winter Park
- 1.2 hours to Breckenridge
- 1.25 hours to Copper Mountain
- 1.5 hours to Vail



amenities

- | | |
|---------------------------|------------------------------------|
| 1. Golden Bike Shop | 17. Nosu Ramen |
| 2. Golden River Sports | 18. Golden Diner |
| 3. Mountain Toad Brewing | 19. Trek Bicycle Golden |
| 4. The Foundry | 20. Trailhead Taphouse and Kitchen |
| 5. Estrella De Oro Inn | 21. D'Deli |
| 6. Rewind Consignment | 22. Golden Sweets |
| 7. Vaia Salon & Spa | 23. Vital Outdoors |
| 8. The Golden Mill | 24. Indulge Bistro & Wine Bar |
| 9. The Golden Guest House | 25. Cafe 13 |
| 10. The Golden Hotel | 26. Abejas |
| 11. Mountainsmith | 27. Woody's Wood-Fired Pizza |
| 12. Atomic Cowboy | 28. Table Mountain Grill & Cantina |
| 13. Miners Saloon | 29. Higher Grounds Cafe |
| 14. The Brick Room | 30. Coors Brewery |
| 15. Bella Colibri | 31. Bonfire Burritos |
| 16. Buffalo Rose | |

welcome to Clayworks. a Coors family venture. 100% Golden.

At the foot of the Colorado Rockies, just 20 minutes from Denver and Boulder, past meets present, nature stretches her legs, and life flows like Clear Creek through historic downtown Golden. Here, the original production facility of the Coors family's technical ceramics manufacturer (CoorsTek) is being thoughtfully transformed into a walkable, deeply sustainable, innovative new district.

6 city blocks in downtown Golden

1.26 million sqft.

 office
700k sqft.

 restaurant & retail
50k sqft.

 **115k** sqft.

 on-site open space
40% *over 2.5 times city code requirements

 **520+**
apartment residences

 **150**
room boutique hotel & conference center





defining the site

Clayworks site aerial (looking west)



office

Site	SF	Floors
A1	140,000	3
B1	84,000	4
B2	100,000	6
B3	180,000	4
B4	80,000	4
B5	104,000	4

full service hotel

Site	Rooms	Floors
D	150	4

multifamily

Site	Units	Floors
A3	330	4
C	220	4

Clayworks development plan

structured garage

Site	Floors
A2	5



key	
Office	Light Blue
Retail	Orange
Multifamily	Yellow
Hotel	Green
Garage	Grey



immediate availability

Retail Floor Plan

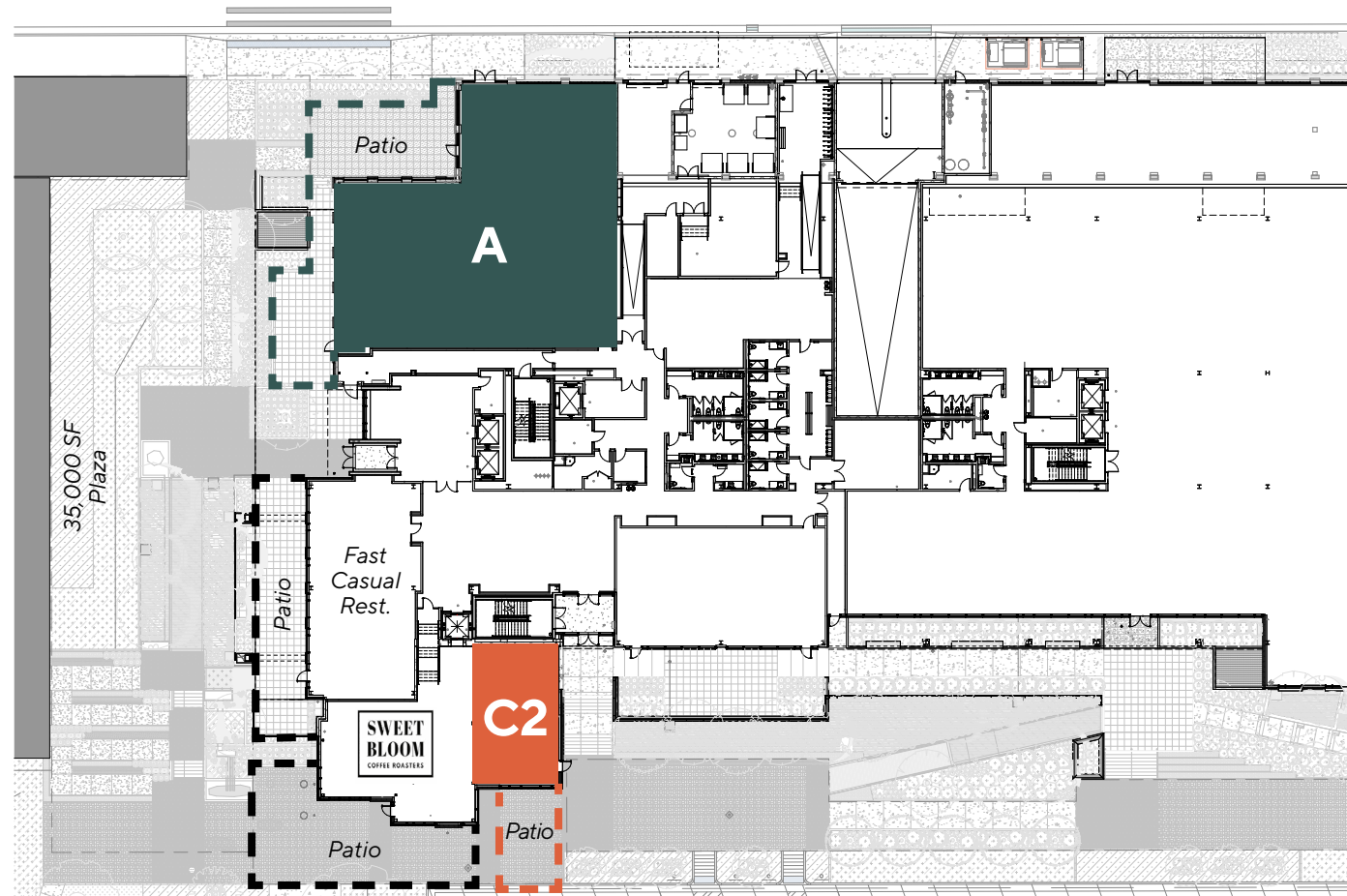
B3 - Outdoor Plaza

SPACE A

5,500 RSF +
1,700 Patio

SPACE C2

1,011 RSF +
300 Patio



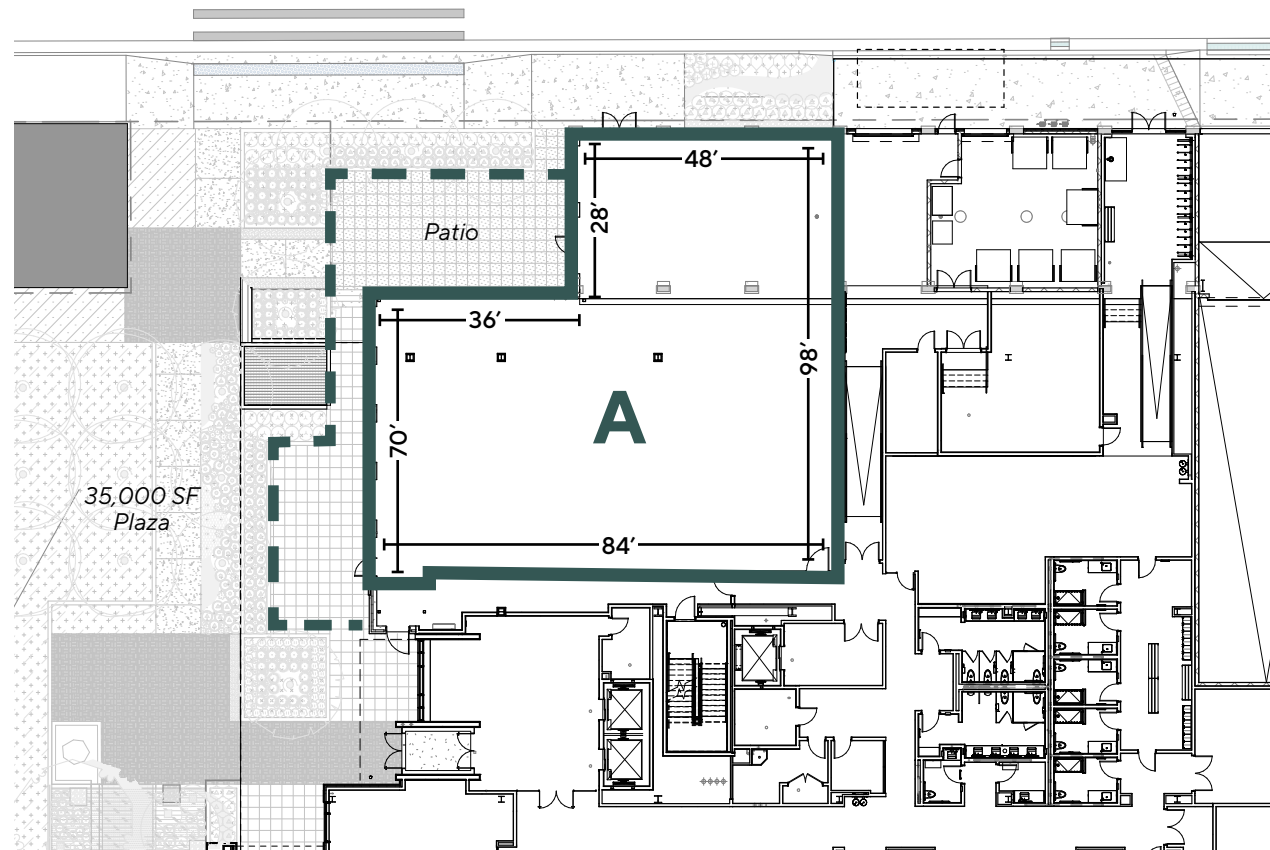
immediate availability

Retail Floor Plan B3 - Outdoor Plaza

Seeking qualified restaurant operators. Kitchen infrastructure includes a grease trap & black iron exhaust.

SPACE A

5,500 RSF +
1,700 Patio



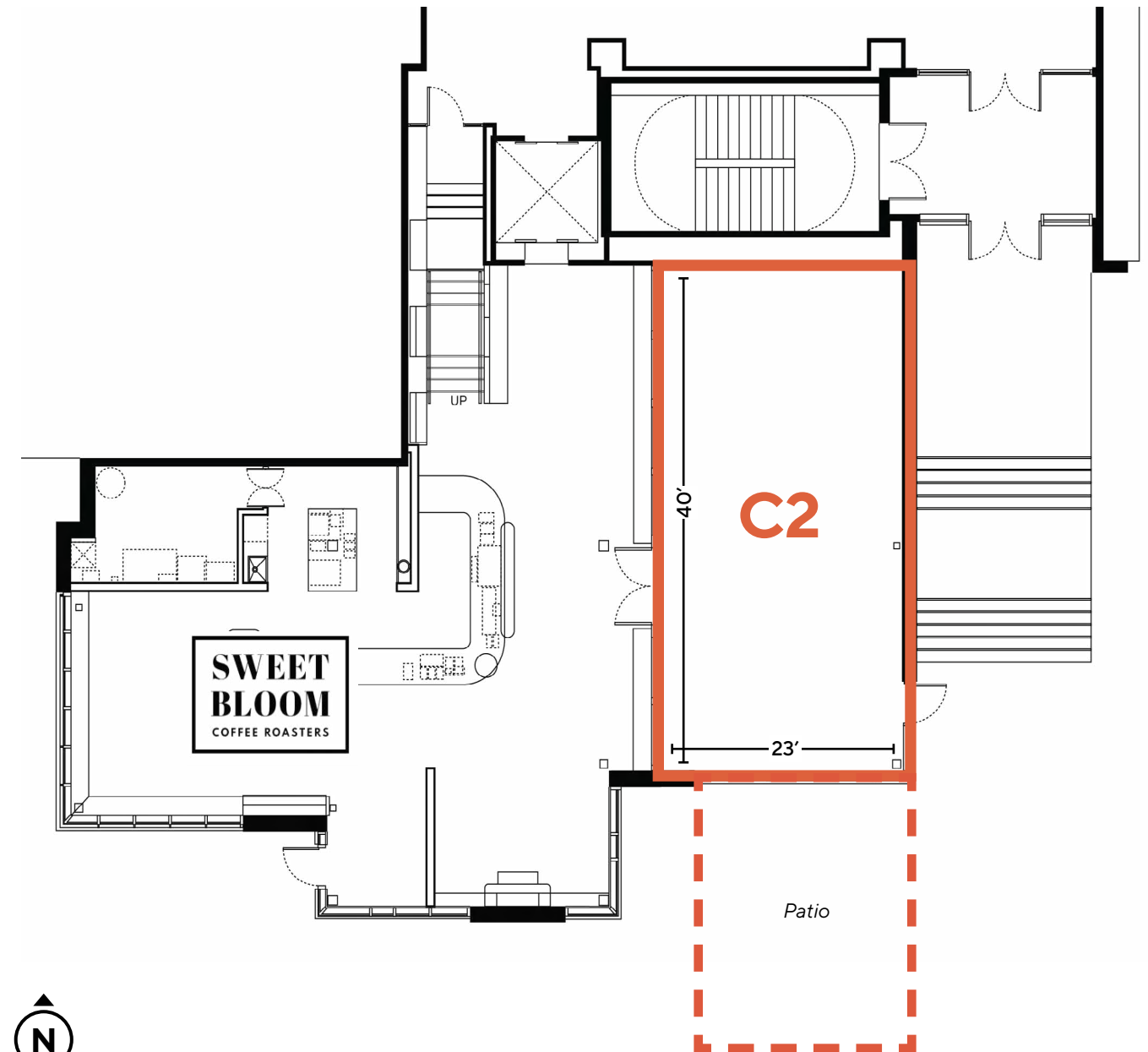
Retail Floor Plan B3 - Outdoor Plaza

This space offers a unique opportunity to share a collaborative environment with Sweet Bloom Coffee—recently ranked in the top 100 coffee shops in North America—helping drive increased traffic to both businesses.

SPACE C2

1,011 RSF +
300 Patio

The space is set up with access to a grease trap & can be vented for cooking with type 2 exhaust.



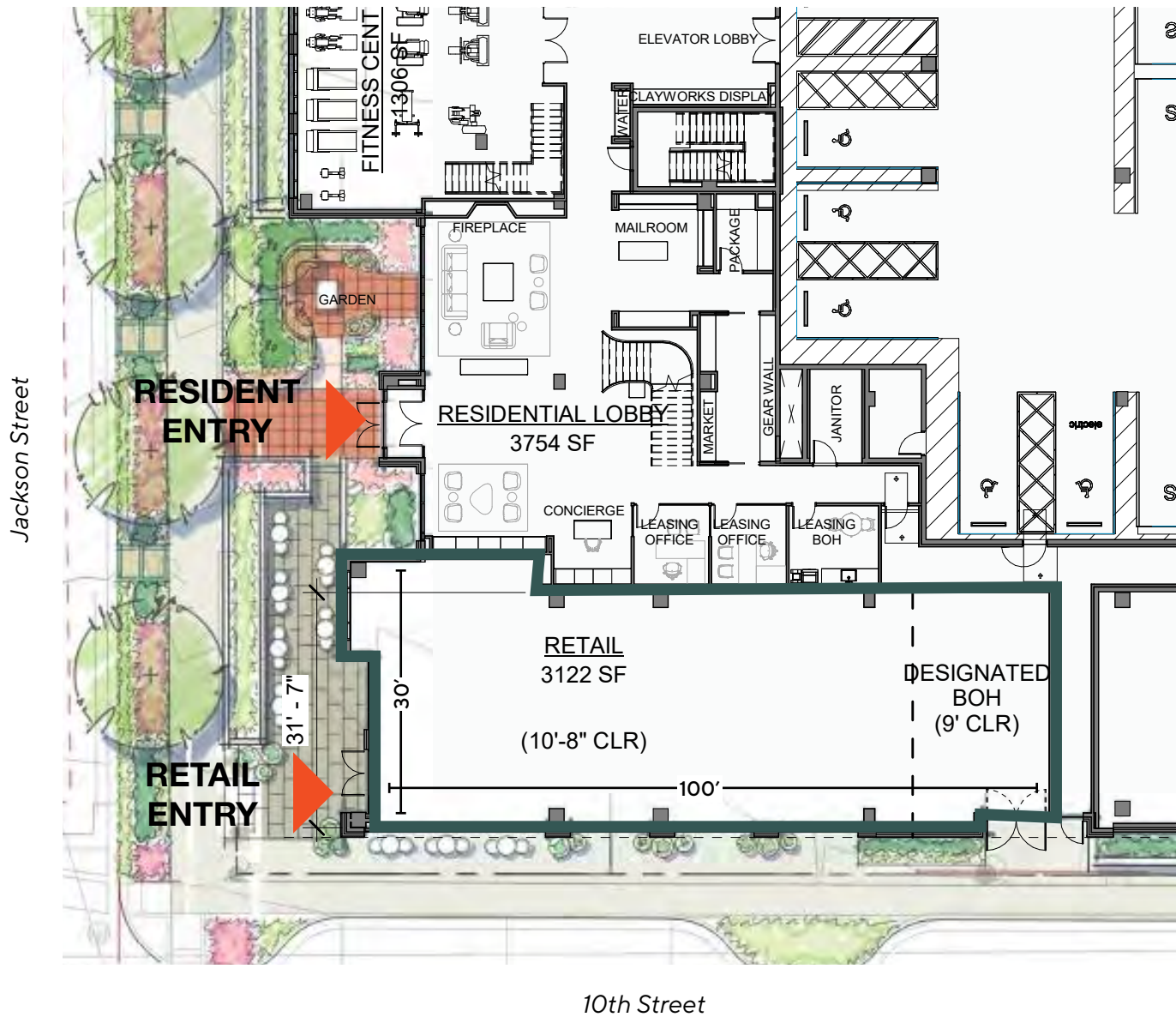


what's to come

Retail Floor Plan Set up for restaurant use with grease trap & black iron.

C - 10th Street & Jackson Street

| 3,122 RSF



Jackson Street

10th Street



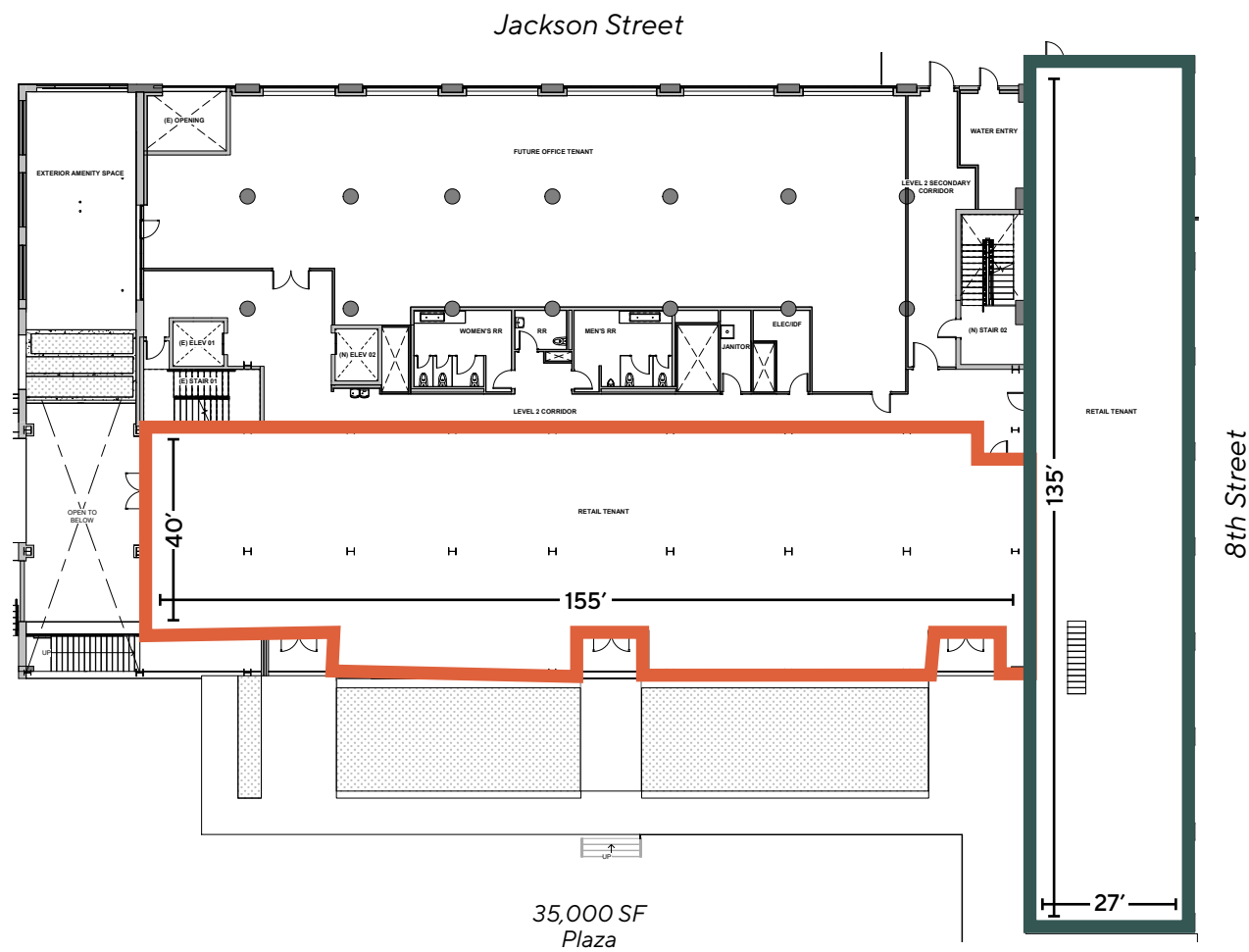


what's to come

Retail Floor Plan

B2 - 1321 - 10th Street & Jackson Street

- | 6,200 RSF - Ideal for dry retail uses such as soft goods, outdoor retailers, local merchants and artisan operators.
- | 3,600 RSF - Single story original linear kiln building with finished exposed board form concrete walls and ceiling, overhead transom daylight, amazing adaptive reuse opportunities. Restaurant infrastructure could be added by tenant.





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