



PRARIE CENTER SHOPPING CENTER



13990 Telluride Street BRIGHTON

BARR LAKE STATE PARK



An aerial photograph of a rural landscape. In the foreground, there is a field with some trees and a red diagonal line. In the middle ground, a highway (I-76) runs horizontally. Beyond the highway, there is a residential area with several houses and a large body of water (a river or lake) in the background under a blue sky with some clouds.

HIGHWAY I-76

TABLE OF *Contents*

- » EXECUTIVE SUMMARY
- » TRAFFIC EXPOSURE & REGIONAL CONNECTIVITY
- » INVESTMENT HIGHLIGHTS
- » COMPREHENSIVE PLAN & GROWTH NARRATIVE
- » DEVELOPMENT & INVESTOR POSITIONING

EXECUTIVE SUMMARY

13990

Telluride Street

BRIGHTON

13990 Telluride St presents a rare land acquisition opportunity positioned along the rapidly growing Interstate 76 corridor within the Brighton and northeast Denver metro market.

The property benefits from immediate highway proximity, regional accessibility, and surrounding commercial momentum while offering future upside potential through annexation, rezoning, or long-term strategic development planning.

PRARIE CENTER SHOPPING CENTER



TRAFFIC EXPOSURE &
REGIONAL CONNECTIVITY

13990

Telluride Street

BRIGHTON





HIGHWAY I-76

65,000+

VEHICLES PER DAY ALONG
NEARBY I-76 CORRIDOR

The property benefits from immediate proximity to Interstate 76, one of the primary transportation corridors connecting Brighton, Commerce City, Denver International Airport, E-470, Denver, and Northern Colorado.

**IMMEDIATE
I-76 ACCESS
& VISIBILITY**

Strategically positioned near Interstate 76, the property benefits from exposure to more than 65,000 vehicles per day, providing strong visibility and regional connectivity throughout the rapidly growing Brighton and northeast Denver metro corridor.

As population growth continues pushing east and northeast from Denver, the Brighton corridor has become increasingly attractive for commercial users, flex-industrial development, retail services, contractor-oriented businesses, outdoor storage concepts, and long-term land investment opportunities.



GOLDEN



ARVADA



WESTMINSTER
BROOMFIELD





BOULDER

PRARIE CENTER SHOPPING CENTER

INVESTMENT HIGHLIGHTS

13990

Telluride Street

BRIGHTON

Immediate access to Interstate 76

65,000+ VPD exposure along nearby I-76 corridor

Potential annexation opportunity into the City of Brighton

Located within expanding commercial growth corridor

Flexible future development potential subject to approvals

Convenient access to Denver Metro, DIA, E-470,
and Northern Colorado markets

COMPREHENSIVE PLAN
& GROWTH NARRATIVE

13990

Telluride Street

BRIGHTON





The property is currently located within unincorporated Adams County and benefits from proximity to the expanding Brighton growth corridor. [Adams County's Comprehensive Plan](#) emphasizes long-term economic development, transportation connectivity, and strategic land-use planning designed to accommodate future growth throughout the region.

The City of Brighton has also identified continued growth and infrastructure expansion throughout the northeast metro area as part of its long-range planning initiatives. The surrounding corridor continues to experience increasing residential and commercial development activity, supporting long-term demand for strategically located land opportunities.

DEVELOPMENT &
INVESTOR POSITIONING

13990

Telluride Street

BRIGHTON

POTENTIAL
**ANNEXATION
OPPORTUNITY**
INTO BRIGHTON

The site may appeal to a wide range of potential buyers including commercial developers, land investors, contractor yard users, outdoor storage operators, self-storage developers, flex-industrial users, retail pad developers, hospitality users, and long-term strategic land holders.

FLEXIBLE
**FUTURE
DEVELOPMENT**
POTENTIAL

The property offers the opportunity to capitalize on continued regional growth trends while evaluating future entitlement, annexation, or redevelopment strategies subject to municipal and county approvals.



HIGHWAY I-76

PRARIE CENTER SHOPPING CENTER





HIGHWAY I-76

LOCATED WITHIN
RAPIDLY EXPANDING
**NORTHEAST METRO
GROWTH CORRIDOR**



THIS IS AN AI-GENERATED RENDERING OF WHAT COULD BE PROPOSED FOR THIS LOT. IT IS NOT AN ACTUAL ARCHITECTURAL RENDERING.



REDTAIL
— SUITES —

HIGHWAY I-76



DOWNTOWN DENVER



Positioned within the path of continued municipal and commercial expansion, 13990 Telluride St offers investors and developers the opportunity to secure strategically located land along one of the northeast metro area's most important transportation corridors.



An aerial photograph of a rural landscape. A red line is drawn across the image, starting from the left edge, crossing Highway I-76, and extending towards the right. The area below the line is mostly brown, dry ground with scattered green trees and shrubs. A wooden fence runs across the lower part of the image. In the background, there is a residential area with houses and a road. A small blue car is visible on Highway I-76. A white box with the text 'HIGHWAY I-76' is positioned over the road.

HIGHWAY I-76

DISCLAIMER

13990

Telluride Street

BRIGHTON

Kentwood Real Estate Disclaimer & Confidentiality

All materials and information received or derived from Kentwood Real Estate, its directors, officers, agents, advisors, affiliates, and any third-party sources are provided without representation or warranty as to accuracy, completeness, or veracity. Any interested party shall conduct its own independent investigation and due diligence to determine the condition of the property, its compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property or suitability for any party's intended use. Neither Broker its directors, officers, agents, advisors, nor affiliates make any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's responsibility to conduct its own investigation and due diligence.

The information contained herein shall only be used for the purposes of investigating a possible purchase of the property. Any party contemplating a purchase or under contract or in escrow is urged to verify all information and to conduct their own inspections and investigations, including through appropriate third-party professionals selected by such party. Any and all financial data should be verified by the interested party and by consulting appropriate independent professionals. Broker makes no warranties nor representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Broker does not serve as a financial advisor to any party and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

BRIGHTON

13990 *Telluride Street*



BRIGETTE & JAY MODGLIN

KENTWOOD REAL ESTATE

M. 303.408.2600 | M. 303.472.2150

BRIGETTE@BRIGETTEMODGLIN.COM



Kentwood
Real Estate

LP LUXURY
PORTFOLIO
INTERNATIONAL

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Real Estate shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

