



COMMERCIAL SITE FOR LEASE OR BTS

16650 S Golden Rd, Golden, CO 80401

Lot size: $\pm$ 0.61 Acre

Zoning: C-2 (Jefferson County)

Deal Terms: Contact Broker

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COMMERCIAL SITE FOR LEASE OR BUILD-TO-SUIT

Highly visible commercial site available for lease or build-to-suit with frontage on S Golden Road in Golden, Colorado. The ± 0.61 -acre parcel is zoned C-2, supporting a wide range of commercial uses including drive-through food/beverage, auto service and sales, general retail, and professional services.

Located directly across from the AVERE on South Golden mixed-use development — 353 residential units currently under construction — this site benefits from immediate proximity to new rooftops and a built-in consumer base. The surrounding South Golden trade area features an established retail corridor with national and regional tenants including McDonald's, Starbucks, Taco Bell, Grease Monkey, Jiffy Lube and Walgreens reflecting strong and growing consumer demand.

Ideal for an owner/operator or developer seeking a flexible, shovel-ready opportunity along an active and expanding S Golden Road frontage.

PROPERTY HIGHLIGHTS

- ± 0.61 acre | C-2 zoning | S Golden Road frontage
- Lease or build-to-suit
- Across from AVERE on South Golden — 353 residential units under construction with completion in 2027
- Strong retail corridor: McDonald's, Starbucks, Taco Bell, Grease Monkey, Jiffy Lube, Sonic Drive-in, Walgreens
- **Target uses: drive-through coffee, auto service/sales, general retail, professional services**
- Established South Golden trade area with growing residential density



OFFERING SUMMARY

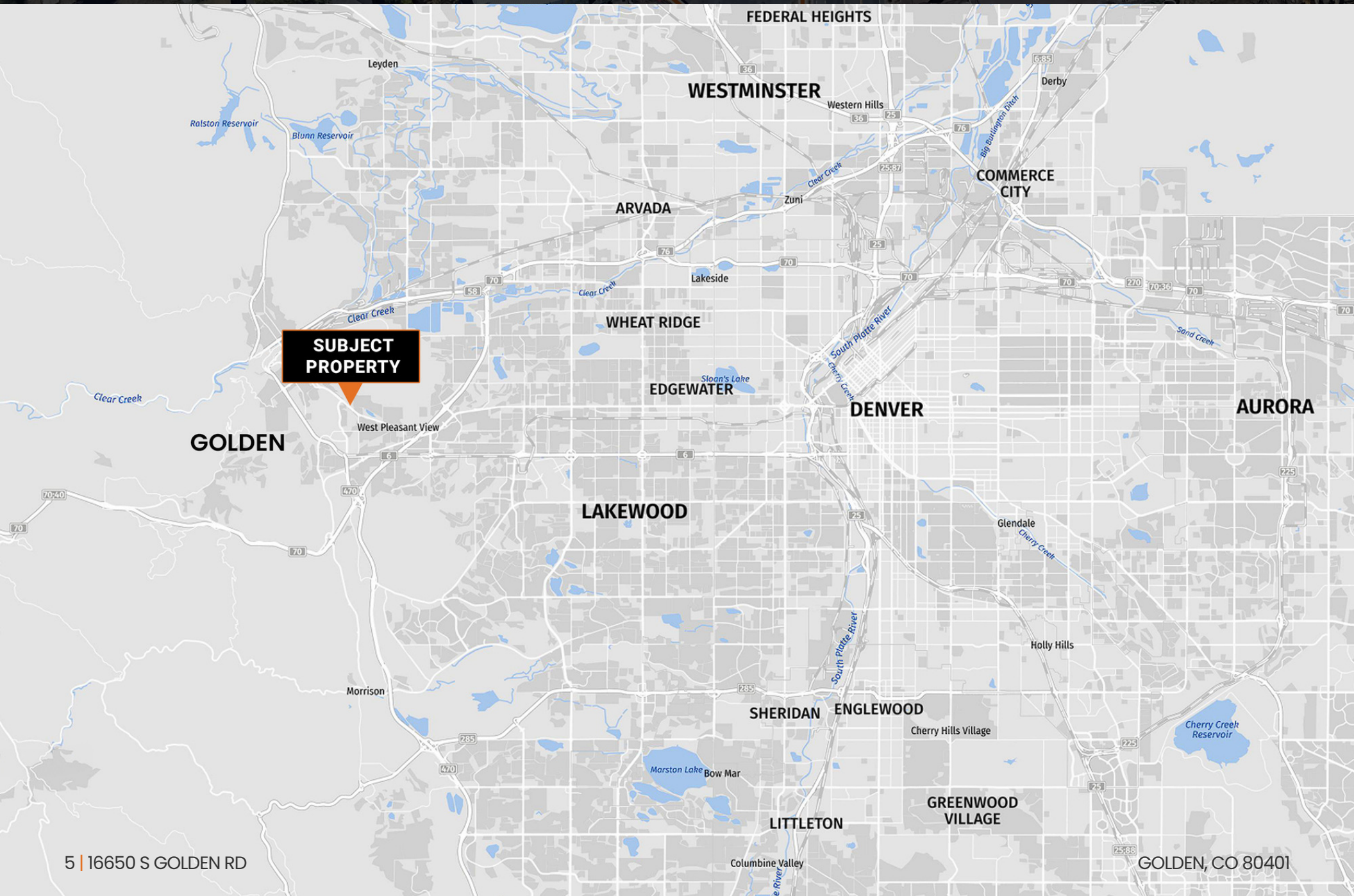
Address	16650 S Golden Rd Golden, CO 80401
Building SF	600 SF
Lot Size	± 0.61 Acre
Zoning	C-2 (Jefferson County)
Offering	For Lease or Build-to-Suit
Terms	Contact Broker







LOCATION MAP



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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