

129 S 4TH AVE

BRIGHTON, CO 80601



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PROPERTY OVERVIEW

Pinnacle Real Estate Advisors is pleased to announce they have been retained as the exclusive marketing advisor for 129 South 4th Ave in Brighton, Colorado. A well-maintained, freestanding office building located on a major thoroughfare in Brighton, Colorado. Situated on a 0.26-acre lot, the approximately 1,958-square-foot property offers an ideal opportunity for an owner-user seeking a highly visible office location with room for future expansion or redevelopment. The property's strong street frontage paired with the monument sign and private parking lot provide exceptional accessibility and exposure within one of the fastest-growing communities in the Denver metropolitan area.

The building has been well cared for and is in superior condition compared to many competing properties in the market. Its functional layout is well-suited for a variety of professional office users, while the oversized lot offers long-term flexibility for investors or occupants looking to maximize the site's future potential. With Brighton continuing to experience strong residential and commercial growth, the property is well positioned to benefit from increasing demand driven by population growth, expanding employment opportunities, and its proximity to Denver International Airport and major transportation corridors.



EXECUTIVE SUMMARY

PROPERTY DETAILS

PRICE:	\$590,000
BUILDING TYPE:	Office
BUILDING SIZE:	1,958 SF (Assessor)
LOT SIZE:	0.26 AC (Assessor)

INVESTMENT HIGHLIGHTS

- Truly fantastic condition with many recent updates including windows, blinds, and paint
- Monument sign included
- Great exposure with plenty of parking
- Large lot for flexibility to expand or redevelop
- Fiber Internet
- Oversized AC unit







LOCATION OVERVIEW

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Just 20 miles north of Denver and 15 miles from Denver International Airport, Brighton is a fast-growing, family-oriented community of nearly 49,000 residents—and climbing. Ranked the #8 Most Diverse Suburb in Colorado, Brighton blends small-town charm with big-city connectivity, offering businesses and residents alike a foundation for long-term success.

Thriving Economy & Job Market

Brighton's economy is supported by renewable energy, healthcare, retail, and logistics, anchored by major employers like Vestas Wind Systems. As part of Colorado's Enterprise Zone and adjacent to the emerging DIA Aerotropolis, Brighton provides strong incentives and strategic advantages for business growth and investment. Just minutes from DIA, downtown Denver, and Boulder

- Median household income: ~\$100,000
- Homeownership rate: 71%
- Median home value: \$475K-\$512K

Quality of Life

Residents enjoy abundant parks, trails, and access to Barr Lake State Park, as well as strong schools and a family-friendly environment. Brighton is also home to the nation's first carbon-negative library, underscoring the city's sustainability focus. Community recognition includes state awards for emergency management and innovative leadership programs, highlighting proactive governance and civic investment.

- Just minutes from DIA, downtown Denver, and Boulder
- Average commute of ~30 minutes, with a strong share of remote workers
- Strong community identity with festivals, cultural events, and local dining

DISCLAIMER

This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") 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. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 129 S 4th Avenue, Brighton CO 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 Pinnacle REA or its brokers.

Pinnacle REA 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. Pinnacle REA 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 Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and 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, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA 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. Pinnacle REA 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 the 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 or duplicate it, 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 Pinnacle REA. 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 Pinnacle REA at your earliest convenience.



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