



**FOR SALE
SUBJECT TO OFFER**

COMMERCE CITY HOTEL AND RETAIL SITE 9021 BRIGHTON ROAD

Commerce City, CO 80022



I-76 TRAFFIC COUNT

80,000 VPD



MAX BUILDING HEIGHT

50 FEET



LOT SIZE

2.83 ACRES

PROPERTY HIGHLIGHTS

- Zoned C-3 Regional Commercial, allowing a variety of commercial uses
- Prime I-76 Highway frontage
- Strategic location in Denver area
- Preliminary Plans included for 101 unit hotel plus 3,500 square feet of retail shop space
- Highway visibility and accessibility
- Level cleared site ready for development with all perimeter utilities in place
- Easy access to 88th Avenue interchange
- Previous franchise approved for 82 room Mainstay and Sleep Inn Dual brand hotel



HWY FRONTAGE

250 FEET



TAXES

-\$30,243
USD



UTILITIES

SOUTH ADAMS
COUNTY WATER &
SEWER

PROPERTY DESCRIPTION

There are numerous development possibilities with the property at 9021 Brighton Road, Commerce City, CO, 80022. Zoned C-3 Regional Commercial, this prime investment opportunity is strategically located in the vibrant North Denver area, offering excellent development potential for hotel, car wash, indoor self storage, C store and shopping centers, among other uses. The site has caught the attention of Choice Hotels, who previously approved a dual brand franchise for this location. Preliminary drawings are also included in the sale, which show development potential for up to 101 hotel units with additional retail space. Capitalize on the area's growth and commercial appeal in close proximity to the Mile High Flea Market, the largest year round open air shopping and entertainment destination. Annual attendance is 1.5 million, with 20 to 30 thousand attendees per week, and 2,500 vendors

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



REGIONAL MAP



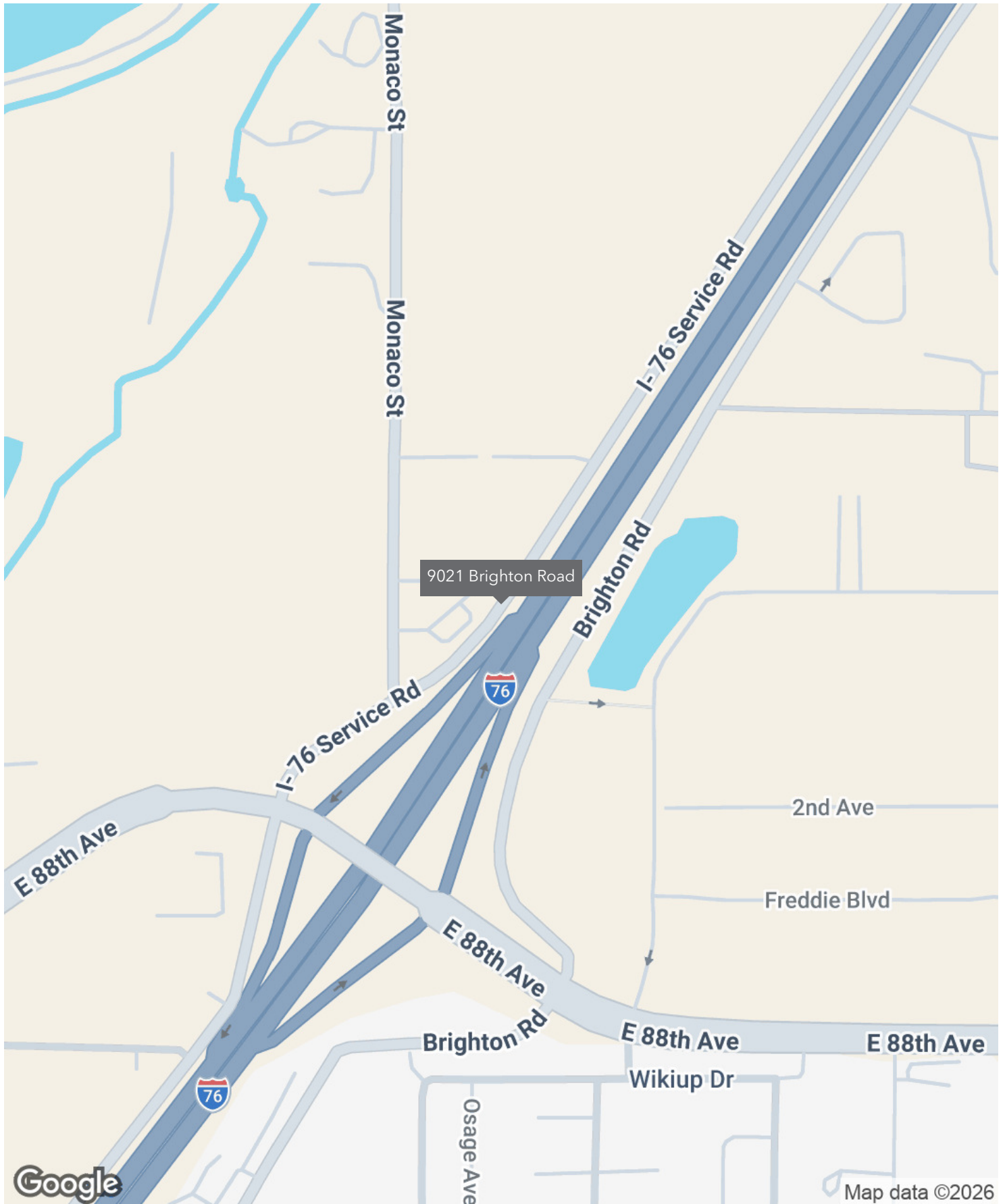
ALEX KOVACS

720.441.1460

akovacs@madisoncommercial.com



LOCATION MAP



ALEX KOVACS

720.441.1460

akovacs@madisoncommercial.com



AERIAL MAP



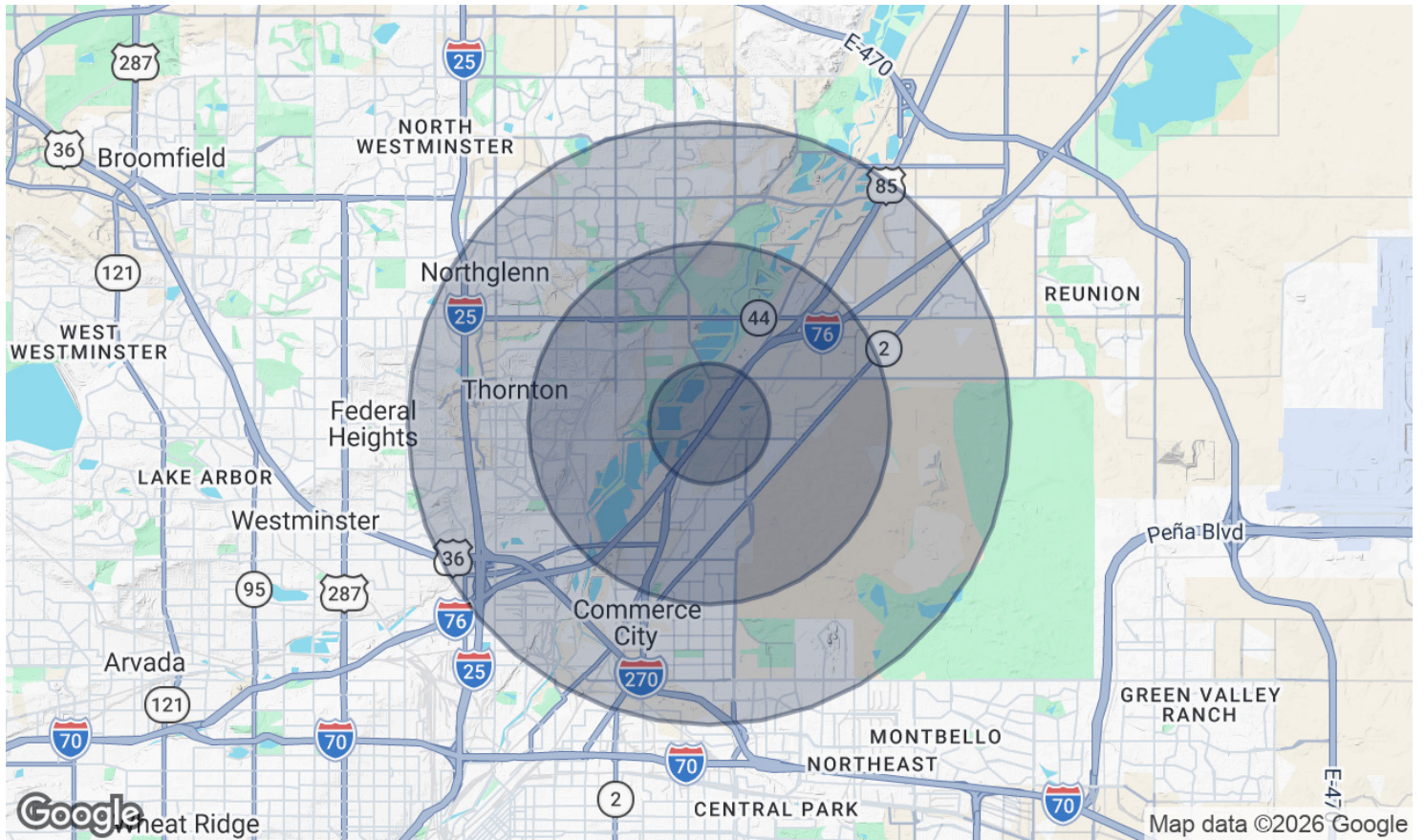
ALEX KOVACS

720.441.1460

akovacs@madisoncommercial.com



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,809	62,026	201,006
Average Age	30.1	33.3	34.5
Average Age (Male)	26.5	33.5	34.5
Average Age (Female)	34.8	33.9	34.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	457	20,323	69,805
# of Persons per HH	4.0	3.1	2.9
Average HH Income	\$85,497	\$97,070	\$104,834
Average House Value	\$189,482	\$369,912	\$428,911

2023 American Community Survey (ACS)



ALEX KOVACS

720.441.1460
akovacs@madisoncommercial.com

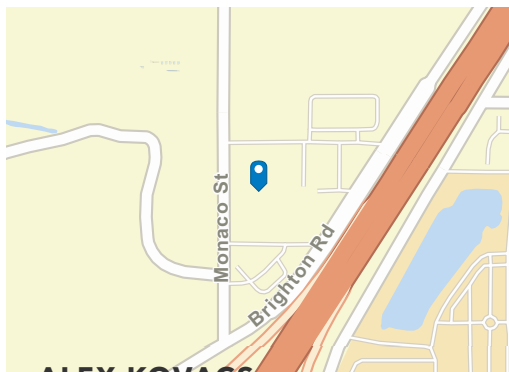


TRAFFIC COUNTS

lose Up



9100-9100 Monaco St
 9100-9100 Monaco St, Henderson, Colorado, 80640
 Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



ALEX KOVACS

720.541.1460
 Source: Traffic Counts (2025)
 akovacs@madisoncommercial.com



© 2026 Esri

TOPOGRAPHIC MAP

LOTS 1 AND 3, SCIEN-TURF-IC SUBDIVISION AMENDED 2ND FILING,
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 20,
 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND

	FOUND ALIQUOT CORNER AS NOTED
	FOUND #5 REBAR WITH GREEN PLASTIC CAP OR NAIL WITH 1.5" ALUMINUM WASHER, STAMPED " PLS 37601"
	FOUND PROPERTY CORNER AS NOTED
	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	LIGHT POLE
	SIGN
	UTILITY POLE
	BOLLARD
	FENCE
	6" VERTICAL CONCRETE CURB & GUTTER
	GAS LINE (PER MARKINGS FOUND)
	ELECTRIC LINE (PER MARKINGS FOUND)
	OVERHEAD ELECTRIC LINE
	WATER LINE
	SANITARY LINE
	GAS LINE (PER OTHERS)
	ELECTRIC LINE (PER OTHERS)
	WATER LINE (PER OTHERS)
	CONCRETE SURFACE

GENERAL SURVEY NOTES

- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- THIS TOPOGRAPHIC MAP, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
- THIS IS NOT A BOUNDARY SURVEY, LAND SURVEY PLAT OR IMPROVEMENT LOCATION CERTIFICATE. ANY BOUNDARY OR EASEMENT INFORMATION IS SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE CONSIDERED APPROXIMATE.
- VERTICAL BENCHMARK/DATUM:
 PROJECT BENCHMARK: ADAMS COUNTY BENCHMARK 95.0212, 3.25" ALUMINUM SURVEY MARK DISK STAMPED "95.0212 1995 2567W S20, LOCATED SOUTHWEST OF THE INTERSECTION OF INTERSTATE 76 AND EAST 88TH AVENUE AT THE INTERSECTION OF EAST 88TH AVENUE AND OLD 88TH AVENUE, 0.05 MILES SOUTHEAST OF THE CENTERLINE OF EAST 88TH AVENUE, AND 39' SOUTHWEST OF THE CENTERLINE OF OLD 88TH AVENUE, ELEVATION = 5103.29' (NAVD 88).
 SITE BENCHMARK: SEE MAP
- BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS S00°11'02"E PER THE CITY OF COMMERCE CITY CONTROL DIAGRAM PREPARED BY NOLTE BEYOND ENGINEERING, DATED 11/17/09, MONUMENTED AS SHOWN HEREON.
- THIS IS AN ABOVE-GROUND SURVEY. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY OTHERS (SEE LEGEND) AND ABOVE GROUND EVIDENCE. THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING.
- DATE OF FIELD WORK: JANUARY 19, 2017.
- CONTOURS ARE SHOWN IN 1' INTERVALS.

SURVEYOR'S CERTIFICATE

I, ROBERT E. HARRIS, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



PREPARED BY:
Gillians

GILLIANS LAND CONSULTANTS
 P.O. BOX 746328
 ARVADA, COLORADO 80006-6368
 303-972-6640
 www.gillians.com
 survey@gillians.com

LAND SURVEYING
 ALTAIR SURVEYS
 TOPOGRAPHIC MAPS
 CONSULTING SERVICES

ROBERT E. HARRIS
 COLORADO LICENSE # 112517
 FOR & ON BEHALF OF
MADISON COMMERCIAL PROPERTIES
 GILLIANS LAND CONSULTANTS

CENTER 1/4 CORNER,
 SECTION 20 (7-L), FOUND
 3-1/4" ALUMINUM CAP
 BELOW SURFACE
 STAMPED PLS. 28283 PER
 MONUMENT RECORD
 FILED JANUARY 31, 2011

RR ENG. / SUR.
 T2S
 R67W
 C 1/4 • S 20
 2010
 PLS. 28283

N89°41'32"E
 2659.14'

EAST 1/4 CORNER, SECTION 20 (9-L),
 FOUND 4" x 6" STONE, FLUSH WITH
 GROUND, PER MONUMENT RECORD FILED
 AUGUST 29, 2009.
 N 740321.2777
 E 168227.6199

BASIS OF BEARINGS
 S00°11'02"E
 2041.02'E
 2041.02'

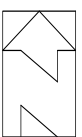
SOUTHEAST CORNER, SECTION 20 (9-J),
 FOUND 3.25" ALUMINUM CAP IN RANGE
 BOX, PLS 17488, PER MONUMENT
 RECORD FILED AUGUST 29, 2009.
 N 737677.9000
 E 168246.1100

T2S R67W
 20 21
 29 28
 1991
 17 4 8 8

SANITARY MH
 RIM=5106.74
 SUMP=5092.34
 INV IN E (8")=5094.14
 INV IN S (PIPES NOT VISIBLE)
 INV OUT N (PIPES NOT VISIBLE)

SITE BENCHMARK:
 #5 REBAR WITH GREEN
 PLASTIC CAP, PLS 37601
 ELEV=5107.22 (NAVD 88)

RIM=5108.10
 INV IN S (36")=5093.75
 INV OUT N (36")=5093.65



SCALE: 1" = 60' US SURVEY FEET

ALEX KOVACS
 720.441.1460
 akovacs@madisoncommercial.com

SHELL FUEL STATION
 (NOT PART OF SURVEY)
 LOT 4
 SCIEN-TURF-IC SUBDIVISION
 AMENDED 2ND FILING
 (REC. #C0353393)

20' WATER LINE EASEMENT
 BOOK 3720, PAGE 617

US Highway 88 & 76
 (R.O.W. VARIES)

MONACO STREET

WEST LINE SE 1/4, SECTION 20

SCIEN-TURF-IC SUBDIVISION AMENDED 2ND FILING

SCIEN-TURF-IC SUBDIVISION AMENDED 2ND FILING

SCIEN-TURF-IC SUBDIVISION AMENDED 2ND FILING

30' DRAINAGE EASEMENT
 (FILE 17, MAP 127)

FOUND #5 REBAR WITH
 YELLOW PLASTIC CAP
 (ILLEGIBLE)

UTILITY POLE
 NO SERVICES

6" VERTICAL
 CONCRETE CURB
 WITH GUTTER

88' DRAINAGE EASEMENT
 (REC. #C223072)

INLET GRATE=5105.3
 INV PUMP IN INLET=5103.4
 INV 2" PVC=5105.0

OVERHEAD WIRE(S)

OLD CONCRETE
 CURB FOUNDATION

ASPHALT DRIVE
 BARBED WIRE FENCE

DRAINAGE EASEMENT
 (REC. # C0353393)

30' UTILITY & ACCESS
 EASEMENT
 (REC. #C0353393)

LOT 1

LA QUINTA INN
 (NOT PART OF SURVEY)

20.2 X 12.4 FRAME SHED

8.16' ADDITIONAL DRAINAGE
 EASEMENT (REC. #C0353393)

ELECTRIC AND
 FIBER OPTIC BOXES

ASPHALT
 DRIVE ONTO
 PROPERTY

ABOVE-GROUND
 ELECTRIC CONDUIT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

LOT 2

20.2 X 12.4 FRAME SHED

8.16' ADDITIONAL DRAINAGE
 EASEMENT (REC. #C0353393)

ELECTRIC AND
 FIBER OPTIC BOXES

ASPHALT
 DRIVE ONTO
 PROPERTY

ABOVE-GROUND
 ELECTRIC CONDUIT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

LOT 3

20.2 X 12.4 FRAME SHED

8.16' ADDITIONAL DRAINAGE
 EASEMENT (REC. #C0353393)

ELECTRIC AND
 FIBER OPTIC BOXES

ASPHALT
 DRIVE ONTO
 PROPERTY

ABOVE-GROUND
 ELECTRIC CONDUIT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

LOT 4

20.2 X 12.4 FRAME SHED

8.16' ADDITIONAL DRAINAGE
 EASEMENT (REC. #C0353393)

ELECTRIC AND
 FIBER OPTIC BOXES

ASPHALT
 DRIVE ONTO
 PROPERTY

ABOVE-GROUND
 ELECTRIC CONDUIT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

LOT 1

20.2 X 12.4 FRAME SHED

8.16' ADDITIONAL DRAINAGE
 EASEMENT (REC. #C0353393)

ELECTRIC AND
 FIBER OPTIC BOXES

ASPHALT
 DRIVE ONTO
 PROPERTY

ABOVE-GROUND
 ELECTRIC CONDUIT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

LOT 2

20.2 X 12.4 FRAME SHED

8.16' ADDITIONAL DRAINAGE
 EASEMENT (REC. #C0353393)

ELECTRIC AND
 FIBER OPTIC BOXES

ASPHALT
 DRIVE ONTO
 PROPERTY

ABOVE-GROUND
 ELECTRIC CONDUIT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

LOT 3

20.2 X 12.4 FRAME SHED

8.16' ADDITIONAL DRAINAGE
 EASEMENT (REC. #C0353393)

ELECTRIC AND
 FIBER OPTIC BOXES

ASPHALT
 DRIVE ONTO
 PROPERTY

ABOVE-GROUND
 ELECTRIC CONDUIT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

LOT 4

20.2 X 12.4 FRAME SHED

8.16' ADDITIONAL DRAINAGE
 EASEMENT (REC. #C0353393)

ELECTRIC AND
 FIBER OPTIC BOXES

ASPHALT
 DRIVE ONTO
 PROPERTY

ABOVE-GROUND
 ELECTRIC CONDUIT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

LOT 1

20.2 X 12.4 FRAME SHED

8.16' ADDITIONAL DRAINAGE
 EASEMENT (REC. #C0353393)

ELECTRIC AND
 FIBER OPTIC BOXES

ASPHALT
 DRIVE ONTO
 PROPERTY

ABOVE-GROUND
 ELECTRIC CONDUIT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

LOT 2

20.2 X 12.4 FRAME SHED

8.16' ADDITIONAL DRAINAGE
 EASEMENT (REC. #C0353393)

ELECTRIC AND
 FIBER OPTIC BOXES

ASPHALT
 DRIVE ONTO
 PROPERTY

ABOVE-GROUND
 ELECTRIC CONDUIT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

LOT 3

20.2 X 12.4 FRAME SHED

8.16' ADDITIONAL DRAINAGE
 EASEMENT (REC. #C0353393)

ELECTRIC AND
 FIBER OPTIC BOXES

ASPHALT
 DRIVE ONTO
 PROPERTY

ABOVE-GROUND
 ELECTRIC CONDUIT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

LOT 4

20.2 X 12.4 FRAME SHED

8.16' ADDITIONAL DRAINAGE
 EASEMENT (REC. #C0353393)

ELECTRIC AND
 FIBER OPTIC BOXES

ASPHALT
 DRIVE ONTO
 PROPERTY

ABOVE-GROUND
 ELECTRIC CONDUIT

EDGE OF ASPHALT

EDGE OF ASPHALT

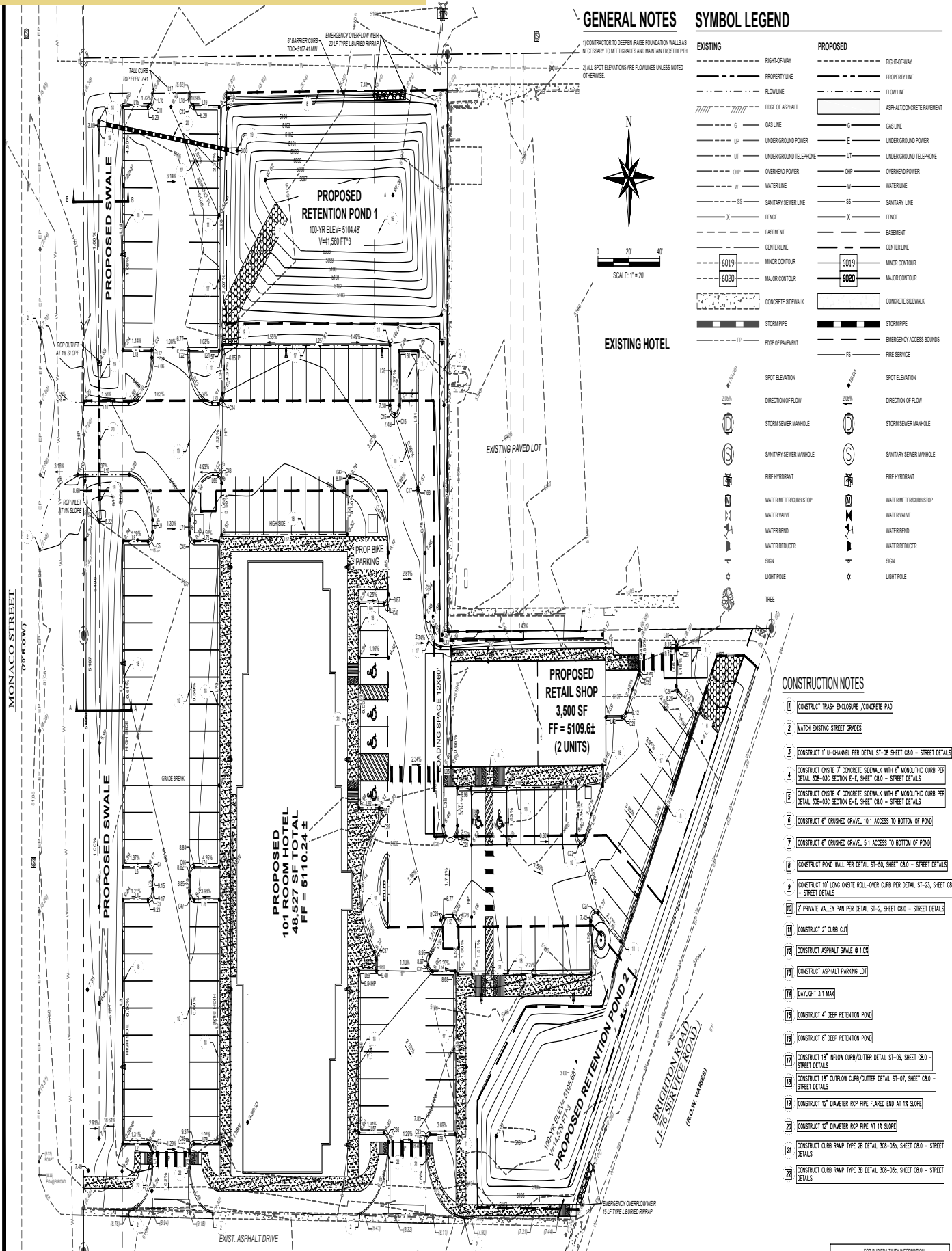
EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

EDGE OF ASPHALT

PRELIMINARY SITE PLAN



GENERAL NOTES

- 1) CONTRACTOR TO DEEPEN FOUNDATION WALLS AS NECESSARY TO MEET GRADES AND MAINTAIN FROST DEPTH.
- 2) ALL SPOT ELEVATIONS ARE FLOWLINES UNLESS NOTED OTHERWISE.

SYMBOL LEGEND

EXISTING	PROPOSED
RIGHT-OF-WAY	RIGHT-OF-WAY
PROPERTY LINE	PROPERTY LINE
FLOW LINE	FLOW LINE
EDGE OF ASPHALT	ASPHALT/CONCRETE PAVEMENT
GAS LINE	GAS LINE
UNDER GROUND POWER	UNDER GROUND POWER
UNDER GROUND TELEPHONE	UNDER GROUND TELEPHONE
OVERHEAD POWER	OVERHEAD POWER
WATER LINE	WATER LINE
SANITARY SEWER LINE	SANITARY LINE
FENCE	FENCE
EASEMENT	EASEMENT
CENTER LINE	CENTER LINE
MINOR CONTOUR	MINOR CONTOUR
MAJOR CONTOUR	MAJOR CONTOUR
CONCRETE SIDEWALK	CONCRETE SIDEWALK
STORM PIPE	STORM PIPE
EDGE OF PAVEMENT	EMERGENCY ACCESS BOUNDS
	FIRE SERVICE
SPOT ELEVATION	SPOT ELEVATION
DIRECTION OF FLOW	DIRECTION OF FLOW
STORM SEWER MANHOLE	STORM SEWER MANHOLE
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
FIRE HYDRANT	FIRE HYDRANT
WATER METER/CURB STOP	WATER METER/CURB STOP
WATER VALVE	WATER VALVE
WATER BEND	WATER BEND
WATER REDUCER	WATER REDUCER
SON	SON
LIGHT POLE	LIGHT POLE
TREE	TREE

EXISTING HOTEL

CONSTRUCTION NOTES

- CONSTRUCT TRASH ENCLOSURE (CONCRETE PAD)
- WATCH EXISTING STREET GRADES
- CONSTRUCT 1" U-CHANNEL PER DETAIL ST-08, SHEET C8.0 - STREET DETAILS
- CONSTRUCT ONSITE 7" CONCRETE SIDEWALK WITH 4" MONOLITHIC CURB PER DETAIL 308-03C SECTION E-E, SHEET C8.0 - STREET DETAILS
- CONSTRUCT ONSITE 4" CONCRETE SIDEWALK WITH 4" MONOLITHIC CURB PER DETAIL 308-03C SECTION E-E, SHEET C8.0 - STREET DETAILS
- CONSTRUCT 4" CRUSHED GRAVEL, 5:1 ACCESS TO BOTTOM OF POND
- CONSTRUCT 4" CRUSHED GRAVEL, 5:1 ACCESS TO BOTTOM OF POND
- CONSTRUCT POND WALL PER DETAIL ST-50, SHEET C8.0 - STREET DETAILS
- CONSTRUCT 10" LONG ONSITE ROLL-OVER CURB PER DETAIL ST-23, SHEET C8.0 - STREET DETAILS
- 2" PRIVATE VALLEY PAN PER DETAIL ST-2, SHEET C8.0 - STREET DETAILS
- CONSTRUCT 2" CURB CUT
- CONSTRUCT ASPHALT SMALE @ 1.0%
- CONSTRUCT ASPHALT PARKING LOT
- DAYLIGHT 3:1 MAX
- CONSTRUCT 4" DEEP RETENTION POND
- CONSTRUCT 4" DEEP RETENTION POND
- CONSTRUCT 18" INFLOW CURB/OUTTER DETAIL ST-06, SHEET C8.0 - STREET DETAILS
- CONSTRUCT 18" OUTFLOW CURB/OUTTER DETAIL ST-07, SHEET C8.0 - STREET DETAILS
- CONSTRUCT 12" DIAMETER ROP PIPE FLARED END AT 1% SLOPE
- CONSTRUCT 12" DIAMETER ROP PIPE AT 1% SLOPE
- CONSTRUCT CURB RAMP TYPE 2B DETAIL 308-03C, SHEET C8.0 - STREET DETAILS
- CONSTRUCT CURB RAMP TYPE 3B DETAIL 308-03C, SHEET C8.0 - STREET DETAILS

ALEX KOVACS
720.441.1460
akovacs@madisoncommercial.com

PRELIMINARY
NOT FOR CONSTRUCTION
03/15/18

FOR BURIED UTILITY INFORMATION
THREE (3) BUSINESS DAYS
BEFORE YOU DIG
CALL 811

MADISON COMMERCIAL
C4.0

811 PROPERTIES

CHECKED BY: [Signature]
DESIGNED BY: [Signature]
DRAWN BY: [Signature]
DATE: 03/15/2018
SCALE: [Symbol]
PROJECT: [Symbol]

41326
3/15/18

COFFEY
LAND SURVEYING & SURVEYING
905 E. Grand Ave., Laramie, WY 82002
(P) 307-742-7425 (F) 307-742-7403

GRADING PLAN

L-76 MOTEL COMPLEX
100 ROOM HOTEL AND RETAIL
L-76 COMMERCIAL DISTRICT
COMMERCIAL CITY, COLORADO PIN
172120011007 AND 172120011005

COLORADO LICENSED SURVEYOR
41326
3/15/18

ADDITIONAL PHOTOS



ALEX KOVACS

720.441.1460

akovacs@madisoncommercial.com



MEET THE TEAM



ALEX KOVACS

Commercial Real Estate Advisor

Direct: 720.441.1460

Cell: 303.514.7076

akovacs@madisoncommercial.com

ALEX KOVACS

720.441.1460

akovacs@madisoncommercial.com

