



**710 14th Street**

Golden, CO

## The **Golden** Opportunity

### Lynda Gibbons

lynda@gibbonswhite.com  
(303) 586-5920

### Michael-Ryan McCarty

mccarty@gibbonswhite.com  
(303) 586-5939

### Patrick Weeks

patrick@gibbonswhite.com  
(303) 586-5935

www.gibbonswhite.com

Property Info & Gallery

View Map

Lot Size	7,000 sq. ft. (0.161 Acres)
Sale Price	\$895,000 (\$127.86 / sq. ft.)

### A Compelling & Unique Development Opportunity

- **Strategic Location with Main Street Charm:** Highly Desirable Downtown Location Adjacent to Historic Washington Avenue, Golden's "Main Street" with 5 Blocks of Local Boutique Shopping, Dining, Farmers Markets, & Art Fairs
- **High Density:** [Main Street B Form Zone](#) Supports 4-5 Story Buildings & Wide Range of Uses in [C-2 \(General Commercial\)](#) Land Use District
- **Existing Improvements:** 2,352 sq. ft. Office Building with 3 Additional Storage Buildings
- **Ideal Access:** Immediate Access to the Colorado School of Mines & World-Class Hiking, Biking & Recreational Opportunities along Clear Creek, Only a Short Drive to Red Rocks Park & Amphitheatre, Boulder, & Denver
- **Community Hubs:** Just 3 Blocks from Popular Gathering Spaces like The Golden Mill & The Coors Brewery, the Largest Single Brewery in the United States which Attracts Over 300,000 Visitors Each Year
- **Mountain Views:** Unparalleled Views of North & South Table Mountain

© 2026 Gibbons-White, Inc.



2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy, it is unverified and no representation is being made.



## Supply Constraints → Driven Demand

- **Confined Borders:** Golden's geographic limitations restrict available development land
- **Historic Growth Restrictions:** 1995-2023 ordinance limited new housing permits to 1% of existing supply
- **Current Inventory Crisis:** Continued impact since growth restrictions have been lifted provide only 1.7 months of housing inventory available compared to 7+ months in other Colorado markets



Only 5 blocks from transformative 1.25M sq. ft. 12-acre mixed-use project changing downtown Golden landscape

Located between Washington Ave, Ford Street, 7th & 10th Streets, the project will include:

- 825,000 sf of new office space (CoorsTek headquarters)
  - 80,000 sf of new retail & restaurant space
  - 150-room boutique hotel
  - 250-unit apartment building
  - Mix of new & restored buildings
- **Price Appreciation:** Prices are now comparable to premium markets such as Boulder & Cherry Creek with a 72% increase in 4 years
    - 2020 median: \$650,000
    - 2024 peak: \$1,120,000 (August)
  - **Market Velocity:** 5x faster median absorption rate of 9 days-on-market, compared to Denver at 47 days
  - **Community & Quality Metrics:**
    - While still relatively undiscovered, Golden's popularity continues to rise
      - Very low crime rates
      - High quality of living standards
      - Minimal supply with increasing demand

## Market Performance Indicators



