

retail leasing



CLAYWORKS

GOLDEN, CO



 AC DEVELOPMENT

 SRS

golden at a glance

Golden, Colorado is a vibrant and growing community, supported by a strong tourism sector and continued residential development to accommodate increasing demand. The area offers a high quality of life, with a variety of dining options and cultural attractions, all within easy reach of major cities and nearby ski destinations. With excellent regional connectivity, Golden stands out as both accessible and highly desirable.



TOURISM & ECONOMIC DRIVERS

- ▶ **5.75M annual visitors** (2022, and growing)
- ▶ **\$191M in visitor spending** (2022)
- ▶ **2,000+ employed** at Coors Brewing
- ▶ **8,000+ students** at Colorado School of Mines (2025)



DEVELOPMENT & GROWTH

- ▶ Undergoing **rezoning** to support residential development
- ▶ **850+ apartments & 60+ townhomes** planned
- ▶ Demand rising for **multifamily housing**



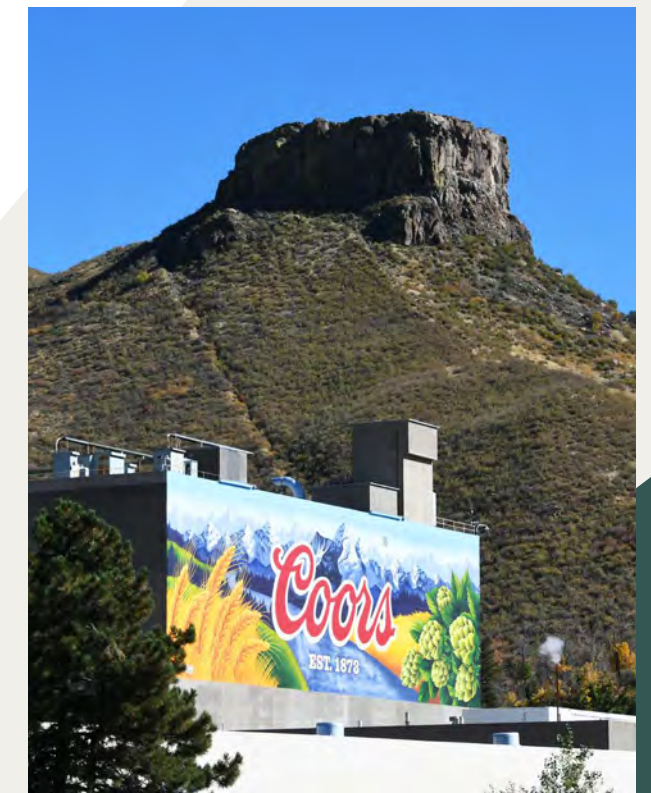
LIFESTYLE & AMENITIES

- ▶ **24+ restaurants** walkable from downtown
- ▶ **8+ museums** & a strong cultural presence
- ▶ **20 minutes** to Denver/Boulder
- ▶ **60 - 90 minutes** to ski resorts



ACCESS AND VISIBILITY

- ▶ **Highway 58:** 18,738 VPD, **Washington Ave:** 13,543 VPD
- ▶ Excellent **regional connectivity**





1. Golden Bike Shop
2. Golden River Sports
3. Mountain Toad Brewing
4. The Foundry
5. Estrella De Oro Inn
6. Rewind Consignment
7. Vaia Salon & Spa
8. The Golden Mill
9. The Golden Guest House
10. The Golden Hotel
11. Mountainsmith
12. Atomic Cowboy
13. Miners Saloon
14. The Brick Room
15. Bella Colibri
16. Buffalo Rose
17. Nosu Ramen
18. Golden Diner
19. Trek Bicycle Golden
20. Trailhead Taphouse and Kitchen
21. D'Deli
22. Golden Sweets
23. Vital Outdoors
24. Indulge Bistro & Wine Bar
25. Cafe 13
26. Abejas
27. Woody's Wood-Fired Pizza
28. Table Mountain Grill & Cantina
29. Higher Grounds Cafe
30. Coors Brewery
31. Bonfire Burritos

	15 minutes	to Downtown		35 minutes	to Union Station (W Line)		1.2 hours	to Breckenridge
	35 minutes	to DIA		60 minutes	to DIA (A Line)		1.25 hours	to Copper Mountain
	25 minutes	to Boulder		60 minutes	to Arapahoe Basin		1.5 hours	to Vail
	30 minutes	to Greenwood Village		70 minutes	to Eldora			
	30 minutes	to Cherry Creek North		1.2 hours	to Winter Park			



welcome to Clayworks. a Coors family venture. 100% Golden.

At the foot of the Colorado Rockies, just 20 minutes from Denver and Boulder, past meets present, nature stretches her legs, and life flows like Clear Creek through historic downtown Golden. Here, the original production facility of the Coors family's technical ceramics manufacturer (CoorsTek) is being thoughtfully transformed into a walkable, deeply sustainable, innovative new district.

6 city blocks in downtown Golden

1.26 million sqft.



office
700k sqft.



restaurant & retail
50k sqft.

COORSTEK
Amazing Solutions

115k sqft.



on-site open space
40% *over 2.5 times city
code requirements



520+
apartment
residences



150
room boutique hotel &
conference center





defining the site

Clayworks site aerial (looking west)



office

Site	SF	Floors
A1	140,000	3
B1	84,000	4
B2	100,000	6
B3	180,000	4
B4	80,000	4
B5	104,000	4

full service hotel

Site	Rooms	Floors
D	150	4

multifamily

Site	Units	Floors
A3	330	4
C	220	4

Clayworks development plan

structured garage

Site	Floors
A2	5





immediate availability

Retail Floor Plan

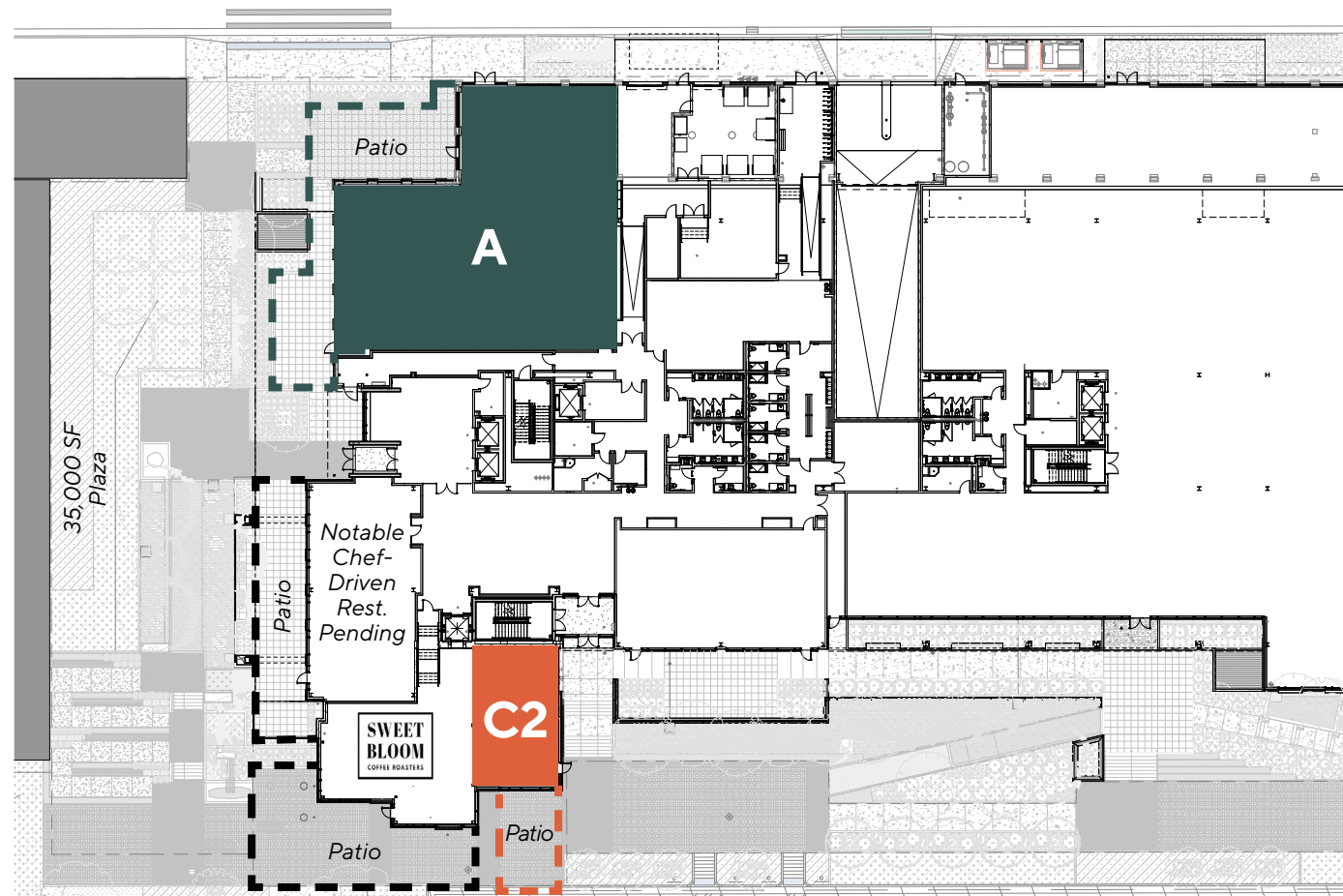
B3 - Outdoor Plaza

SPACE A

5,500 RSF +
1,700 Patio

SPACE C2

1,011 RSF +
300 Patio



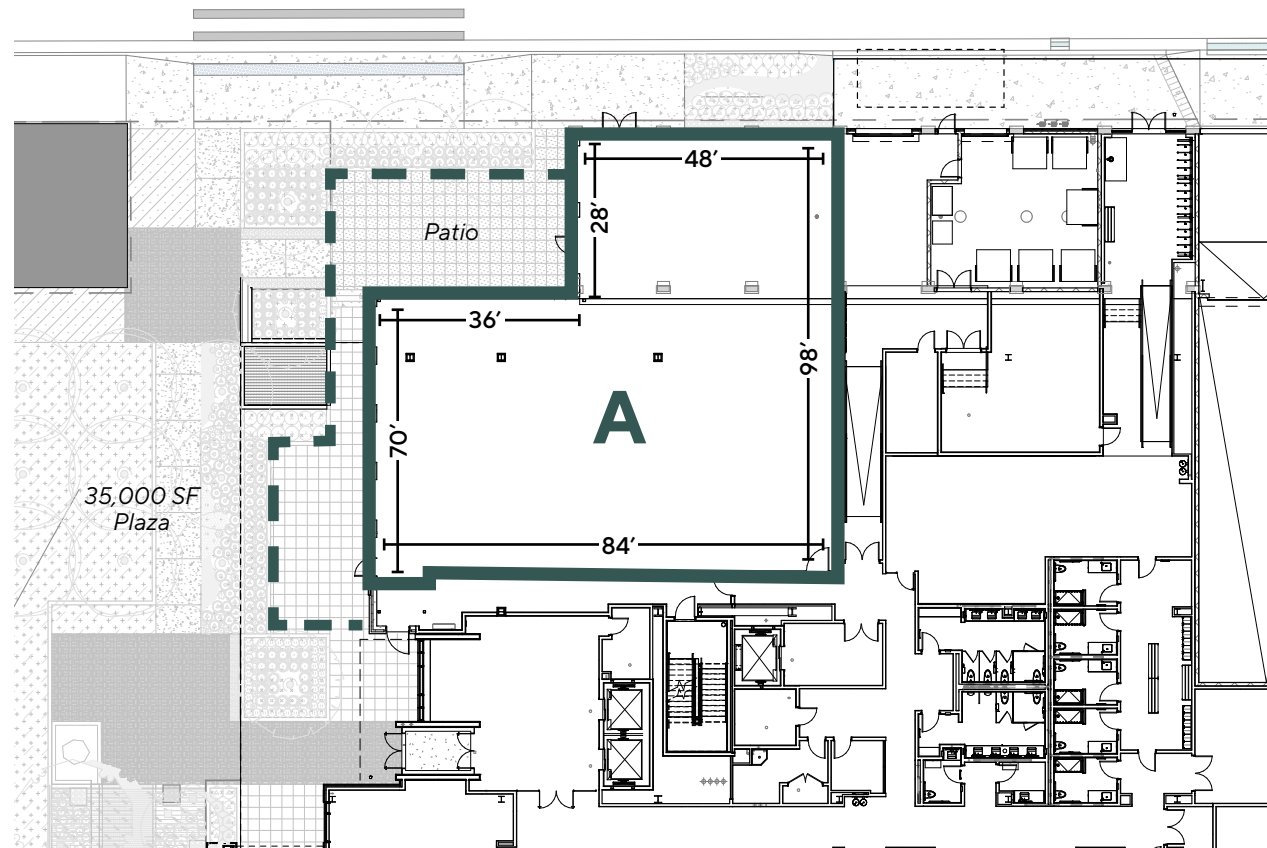
immediate availability

Retail Floor Plan B3 - Outdoor Plaza

Seeking qualified restaurant operators. Kitchen infrastructure includes a grease trap & black iron exhaust.

SPACE A

5,500 RSF +
1,700 Patio



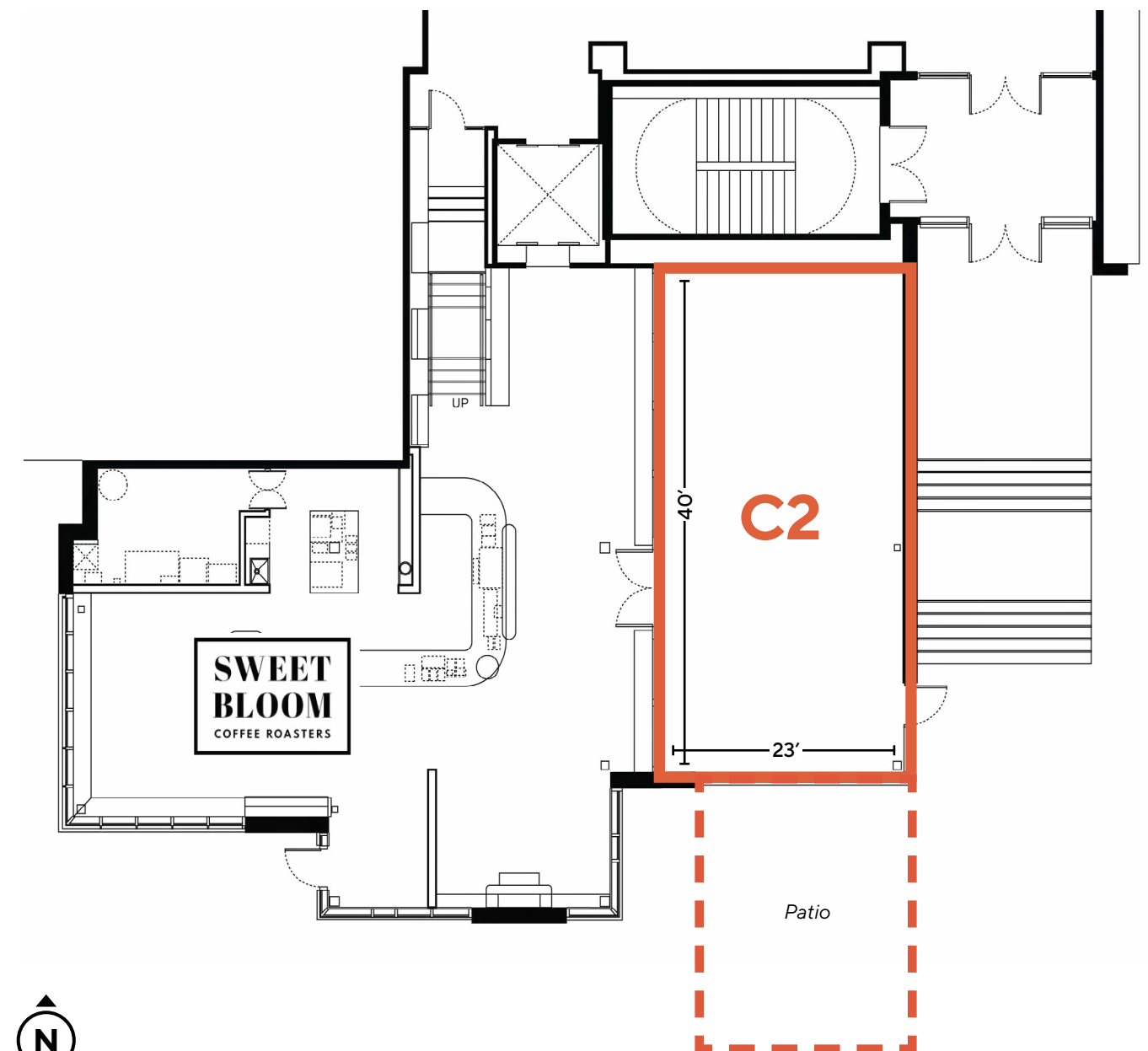
Retail Floor Plan B3 - Outdoor Plaza

This space offers a unique opportunity to share a collaborative environment with Sweet Bloom Coffee—recently ranked in the top 100 coffee shops in North America—helping drive increased traffic to both businesses.

SPACE C2

1,011 RSF +
300 Patio

The space is set up with access to a grease trap & can be vented for cooking with type 2 exhaust.



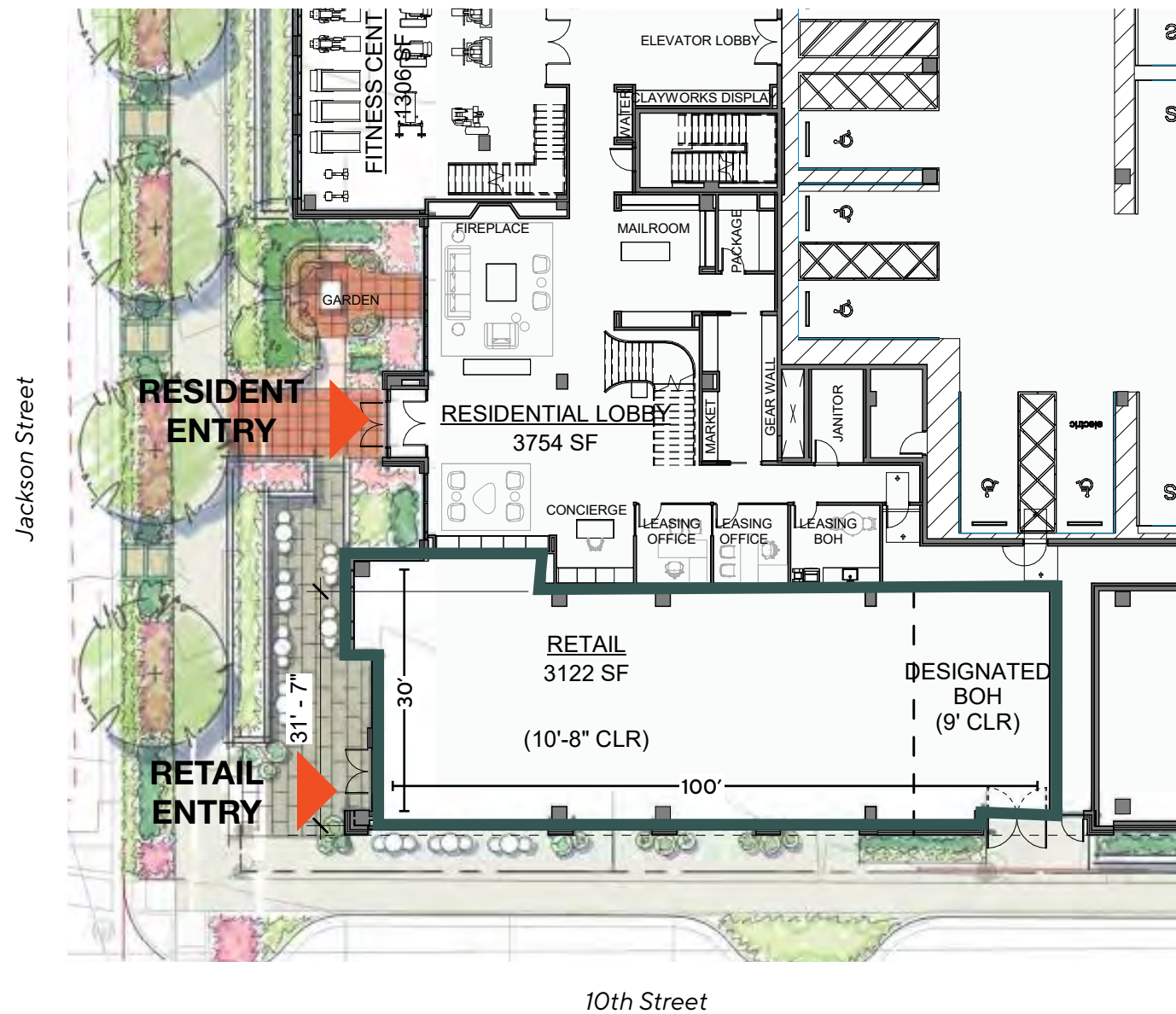


what's to come

Retail Floor Plan *Set up for restaurant use with grease trap & black iron.*

C - 10th Street &
Jackson Street

| 3,122 RSF

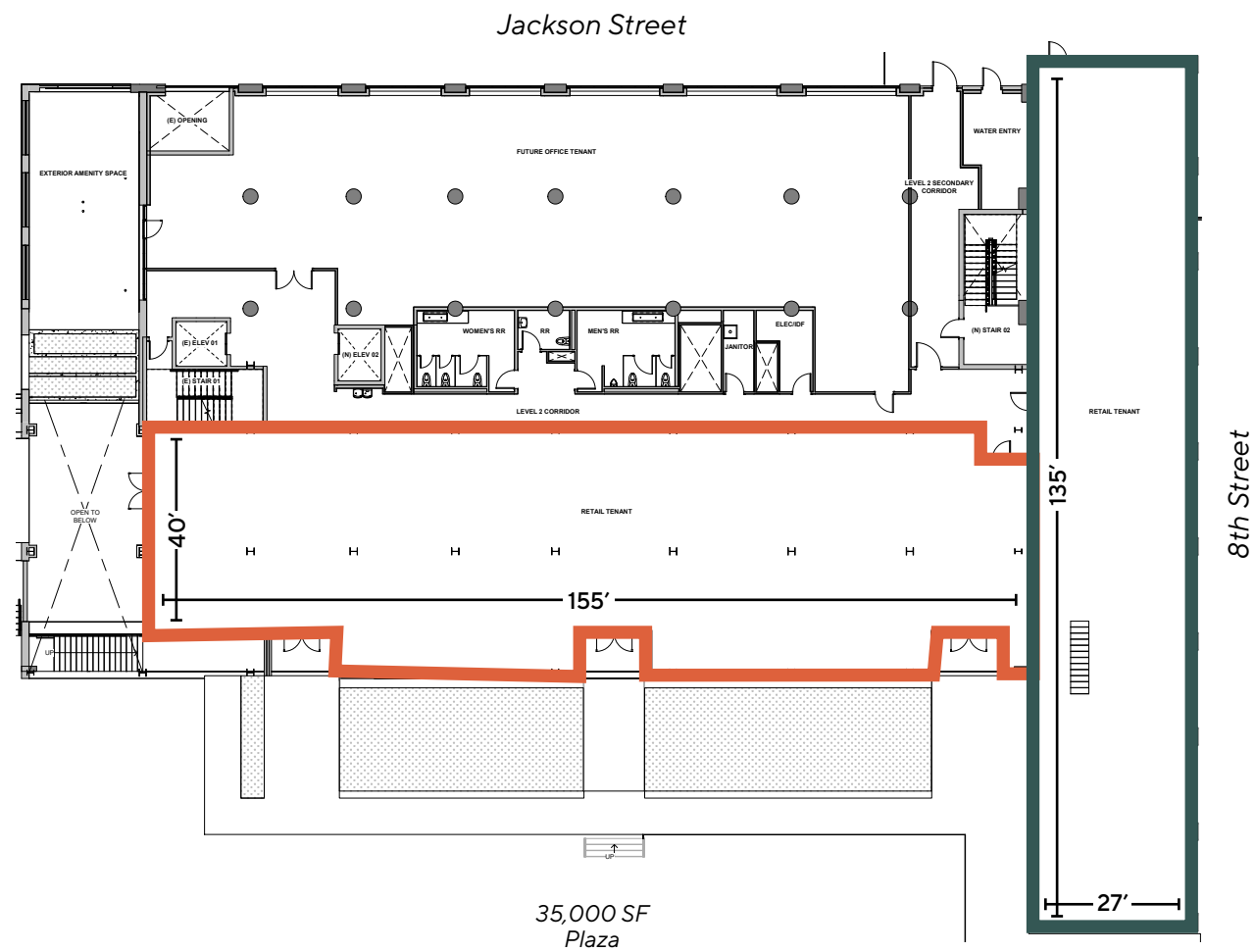


what's to come

Retail Floor Plan

B2 - 1321 - 10th Street & Jackson Street

- | **6,200 RSF** - Ideal for dry retail uses such as soft goods, outdoor retailers, local merchants and artisan operators.
- | **3,600 RSF** - Single story original linear kiln building with finished exposed board form concrete walls and ceiling, overhead transom daylight, amazing adaptive reuse opportunities. Restaurant infrastructure could be added by tenant.





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