

RETAIL SPACE

FOR LEASE

1,500-7,307 SF

BRIGHTON PAVILIONS

250 - 275 PAVILIONS PLACE
BRIGHTON, CO



1060 BANNOCK ST., SUITE 300
DENVER, COLORADO 80204
PHONE 303.592.7300
FAX 303.592.7305
WWW.AXIORE.COM



NEW SHOPPING CENTER LOCATED IN DOWNTOWN BRIGHTON. ANCHORED BY COLORADO CINEMAS AND LONESTAR BAR & GRILL. CENTER HAS GREAT VISIBILITY FROM HIGHWAY 85. LOTS OF PARKING AND IN THE SAME LOCATION AS RTD PARK-N-RIDE.

SPECIFICATIONS

AVAILABLE SPACE: 1,500 - 7,307 SF DIVISIBLE
3,030 SF RESTAURANT SPACE
1,824 SF FORMER PIZZARIA

DEMOGRAPHICS

<u>2007 ESTIMATES</u>	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
AVG. POPULATION	11,066	31,517	40,641
AVG. HOUSEHOLDS	3,624	10,244	13,487
AVG. HH INCOME	\$60,273	\$77,501	\$80,860

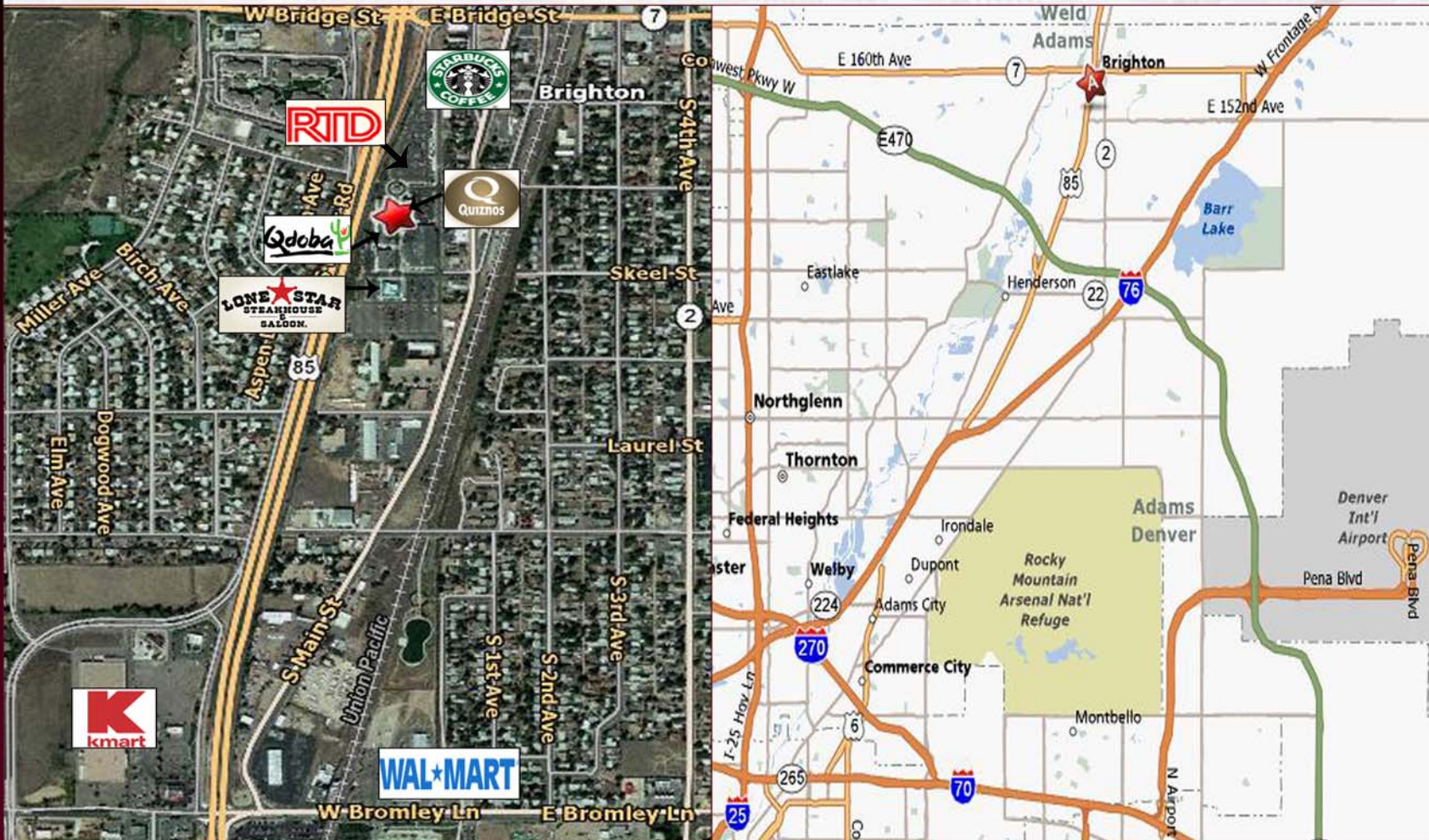


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:: BRIGHTON VOTED #2 CITY IN LIST OF MOST NOTABLE U.S. HIGH-GROWTH PLACES IN 2007!!

:: HOUSEHOLDS HAVE GROWN 122% SINCE 2000

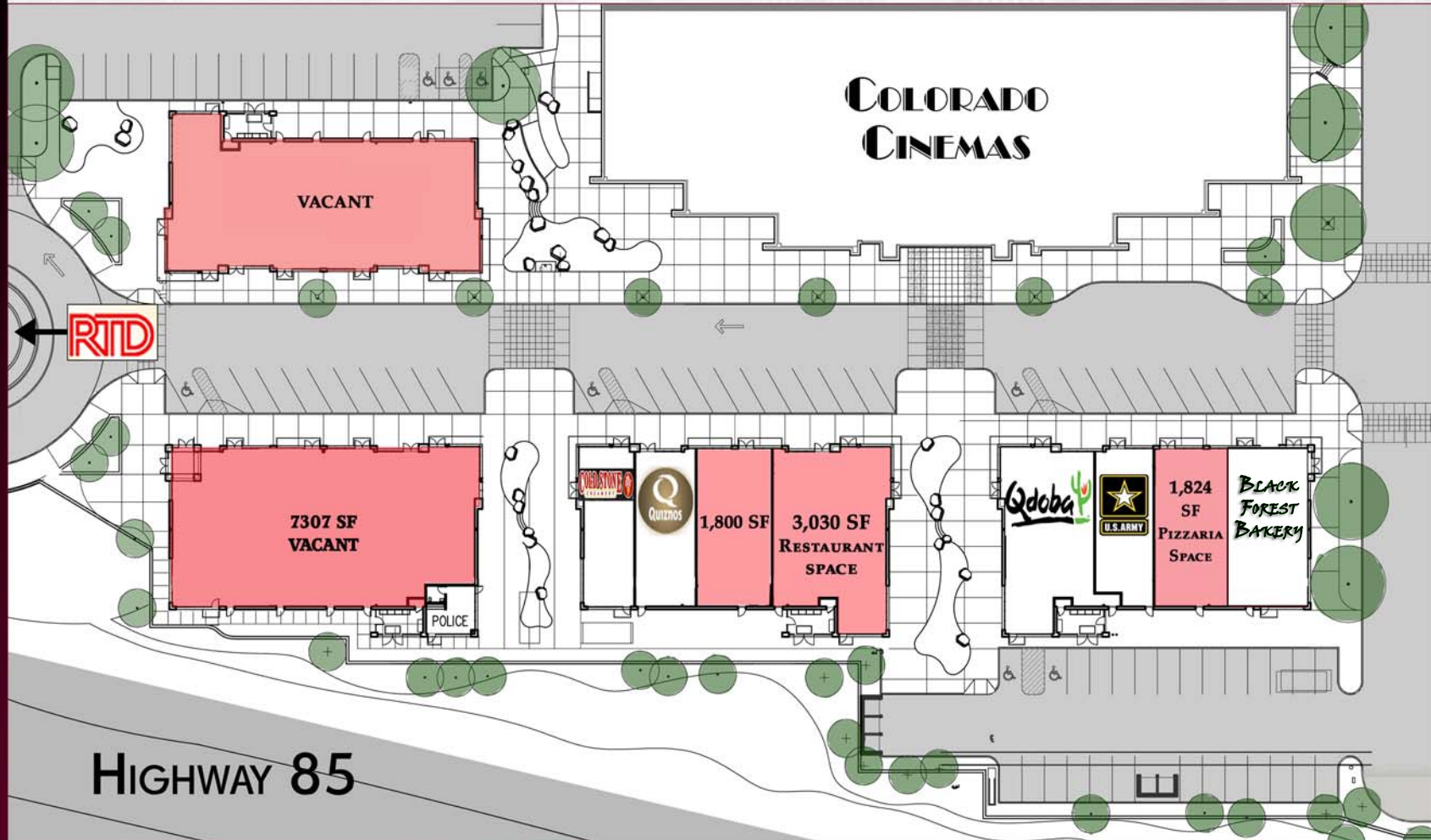
:: HOUSEHOLDS HAVE GROWN 13% IN 2007 ALONE!

:: LOCATED 20 MINUTES FROM DOWNTOWN DENVER AND 15 MINUTES FROM DENVER INTERNATIONAL AIRPORT

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7,307 SF AVAILABLE DIVISIBLE DOWN TO 1500 SF

3,030 SF RESTAURANT SPACE AVAILABLE

1,824 SF FORMER PIZZARIA AVAILABLE

HIGH VEHICLE AND PEDESTRIAN TRAFFIC COUNTS

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