

FOR LEASE

FRIENDSHIP
SQUARE

1555-B E. BRIDGE
BRIGHTON, CO 80601

± 2,024 SQUARE FEET

RESTAURANT-READY

RATE: \$25.00 PSF
NNNs: \$8.37 PSF

\$5628.00/MONTH

SAFEWAY ANCHORED

JOIN FAMILY DOLLAR, BURGER KING, BANK OF THE WEST



DO NOT DISTURB TENANT



6565 S Dayton Street, Suite 3000
Greenwood Village, CO 80111
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FEATURES

Safeway-anchored **Friendship Square** has fantastic signage and frontage on busy Bridge Street with easy access and ample surface parking.

Join Rent-A-Center, Sherwin Williams, Blackjack Pizza, Subway, Family Dollar, Burger King, and other quality tenants enjoying the benefits of one of Brighton's busiest shopping centers.

1555-B is ~2024 SF and features a grease trap, type 1 hood, and more.

Includes monument sign spot on Bridge Street.

RESTAURANT-READY

DEMOGRAPHICS (2023)

Radius	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	14,607	38,718	57,255
Households	4,637	12,814	19,298
Med. Income	\$60,480	\$82,077	\$88,411
Traffic (2023)	21,833	Vehicles per day	



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