

2120 Ford St, Golden, CO 80401



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By acknowledging and accepting the receipt of this Document, You hereby agree:

1. The Document and its contents, and all other information supplied to you, in any manner, by Owner and/or Capital Property Group (collectively the "information") are confidential;
2. You and your shareholders, members, directors, officers, employees, agents and representatives (collectively "Purchaser") will keep the information confidential, and will not disclose or otherwise divulge or permit anyone else to disclose or otherwise divulge any of the information in any manner to any other individual, entity or party. Notwithstanding the foregoing, Purchaser may disclose such information to Purchaser's shareholders, members, directors, officers, employees, agents and representatives who need to know such information in connection with the possible acquisition of the Property, provided that such shareholders, members, directors, officers, employees, agents and representatives agree to maintain the confidentiality of the Information in accordance with this Agreement:

3. Purchaser will not use the Information for any purpose other than to evaluate Purchaser's potential acquisition of the Property;
4. Purchaser shall not copy or otherwise duplicate any of the Information, and agrees to return upon demand of Owner or Capital Property Group all Information and destroy any extracts, analyses, summaries, or other documents prepared from or based upon the Information;
5. You and your agents are not entering into a co-broke agreement with Capital Property Group; and
6. The Property and improvements described in this Document are being offered for sale on an "As Is, Where Is" basis without representations or warranties.

The Owner and Capital Property Group reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any entity or person reviewing this Document or Information making an offer to the purchase the Property until a written agreement for the purchase of the Property has been fully executed.

If you do not wish to pursue negotiations leading to the potential acquisition of this Property, or if in the future you discontinue such negotiations, then you agree to return this Document to Capital Property Group. This Document shall not be deemed to represent the state of the affairs of the Property or constitute an indication that there has been no change in the state of the affairs of the Property since the date this Document was prepared.

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Commercial Real Estate

2120 Ford St, Golden, CO 80401

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2120 Ford St Golden, CO 80401



Property
Overview

Property Photos



Property Photos



Property Details

LOCATION

Property Address	2120 Ford St
City, State, Zip	Golden, Colorado 80401
County	Jefferson County

PROPERTY SUMMARY

GLA	2,198 SF
Built	1960
Tenancy	Single
Frontage	91' on 22nd St
Frontage	124' on Ford Street
Parking Spaces	6.82/1,000 SF; 15 Surface Spaces

PROPERTY DETAILS

Land Area	0.31 AC (13,504 SF)
Building FAR	0.16
Zoning	CMU-CC1
Air conditioning source	Central Air Conditioning
Heating source	Forced Air furnace



Property Details

Runners Roost Building offered for sale as a rare stand-alone retail opportunity, prominently positioned on the highly visible hard corner of 22nd and Ford Street.

This distinguished location enjoys substantial daily vehicle traffic, exceptional pedestrian accessibility, and a generous on-site parking lot that adds meaningful convenience for customers and visitors alike.

Perfectly situated along the natural route into downtown Golden, the property benefits from both strong exposure and steady circulation, making it an exceptional setting for retail, showroom, or an opportunity to renew the current lease or owner user.



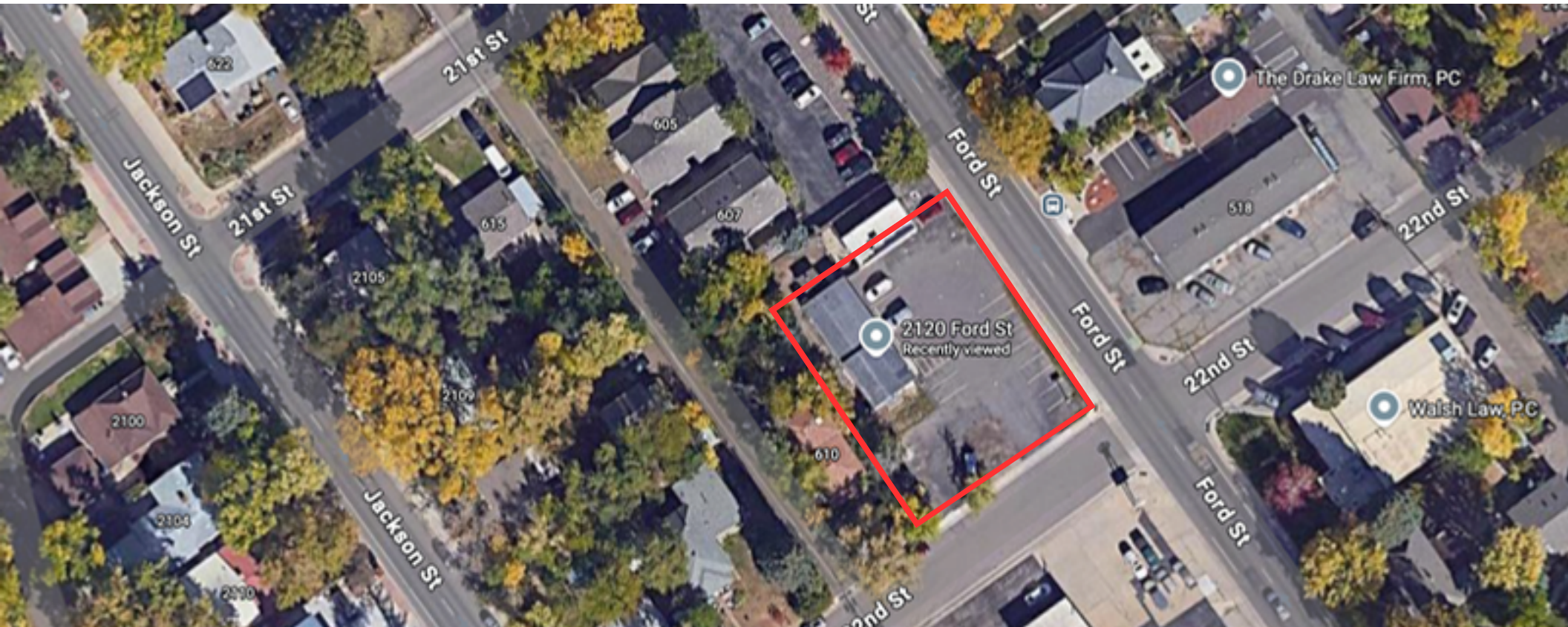
Pricing Summary

PRICING

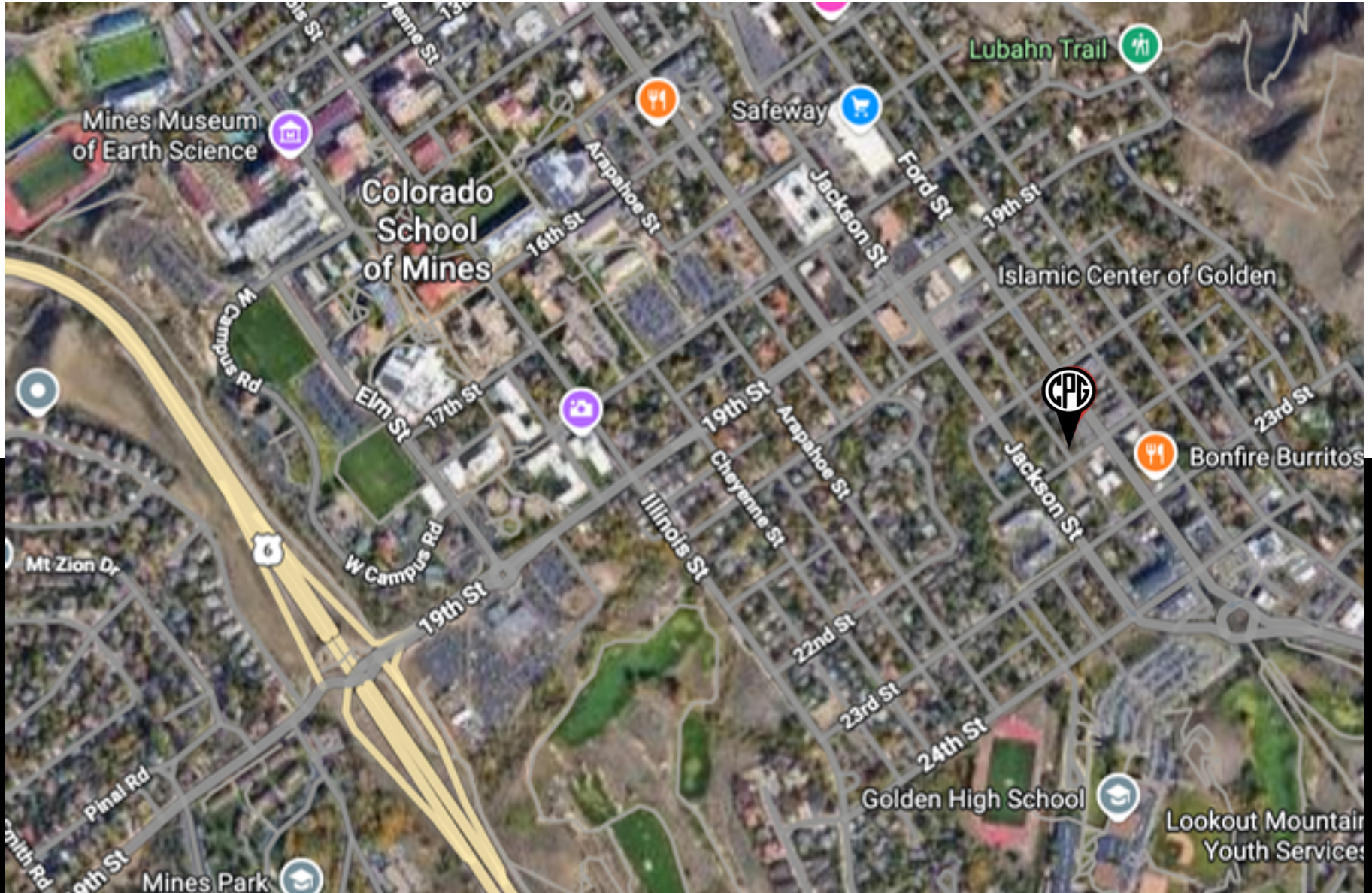
Purchase Price

MARKET

\$1,395,000



Location



Golden, CO



Golden, Colorado Main Street



Location
Overview

WHY GOLDEN

Nestled at the base of the Rocky Mountain foothills, Golden offers a unique blend of outdoor adventure, rich history, and small-town charm—just minutes from Denver. Known as the gateway to the Rockies, Golden is where mountain living meets a vibrant, walkable downtown.

Downtown Golden is the heart of the city, featuring local shops, restaurants, breweries, and a lively atmosphere along Clear Creek. During warmer months, Clear Creek becomes a hub for tubing and kayaking, while its scenic walking paths and picnic areas draw both locals and visitors year-round.

Golden is steeped in Colorado history. The Colorado School of Mines adds an energetic college-town feel, while attractions like the Colorado Railroad Museum and Buffalo Bill Museum and Grave highlight the area's rich Western heritage.

Outdoor enthusiasts will find endless opportunities to explore. Lookout Mountain offers panoramic views of the plains and foothills, while nearby North Table Mountain Park provides hiking and biking trails with stunning vistas. Just minutes away, Red Rocks Park and Amphitheatre is world-renowned for concerts, hiking trails, and iconic natural beauty.

Golden is also famous for its brewing heritage. Home to the Coors Brewery, one of the largest breweries in the world, the city embraces a strong craft beer culture alongside its historic roots.



WHY GOLDEN

GETTING TO GOLDEN

The closest major airport to Golden is Denver International Airport (DEN / KDEN), located approximately 35 miles northeast of the city.

Golden is easily accessible from downtown Denver via car (about 20–25 minutes) and is also connected by the Regional Transportation District (RTD) light rail system, with service from Denver Union Station to the Golden area.

GOLDEN FAST FACTS

- Population: Approximately 21,000 residents
- Elevation: 5,675 feet above sea level
- Size: About 10 square miles
- Parks & Open Space: Over 1,000 acres of parks and access to miles of hiking and biking trails in the surrounding foothills

TOP MAIN ATTRACTIONS IN GOLDEN

- Clear Creek
- Lookout Mountain
- Red Rocks Park and Amphitheatre
- North Table Mountain Park
- Colorado Railroad Museum
- Buffalo Bill Museum and Grave
- Colorado School of Mines
- Coors Brewery



Red Rocks Park and Amphitheatre



Buffalo Bill Museum and Grave



Colorado School of Mines and Castle Rock



Meet the Broker



JOSH HORWITZ

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