

ASPEN HILLS - TWO PADS DISCOUNTED

FOR SALE

SWC 104th & Chambers Rd, Commerce City, CO, 80022



PROPERTY DESCRIPTION

2 Commercial Pads on sale, .576 acres, and 1.13 acres available

PROPERTY HIGHLIGHTS

- OWNER MOTIVATED to close on remaining pads
- Seller financing for qualified buyers
- Pads face near newer 123,000 SF King Soopers anchored shopping center - Reunion Marketplace Center
- Lots 8 and 9 available
- Growing underserved trade area
- Build to suit possible
- Join 1st Bank, Dion's, UC Health Emergency Room, Perfect Teeth, Dairy Queen, Eye Doctor Clinic and Popeye's on this SW corner
- Signalized intersection in Reunion Residential Development
- Full movement access behind all pads

OFFERING SUMMARY

Sale Price Lot 8:	\$199,000/\$7.93 SF
Sale Price Lot 9:	\$375,000/\$7.61 SF



ALEC SOWERS

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The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

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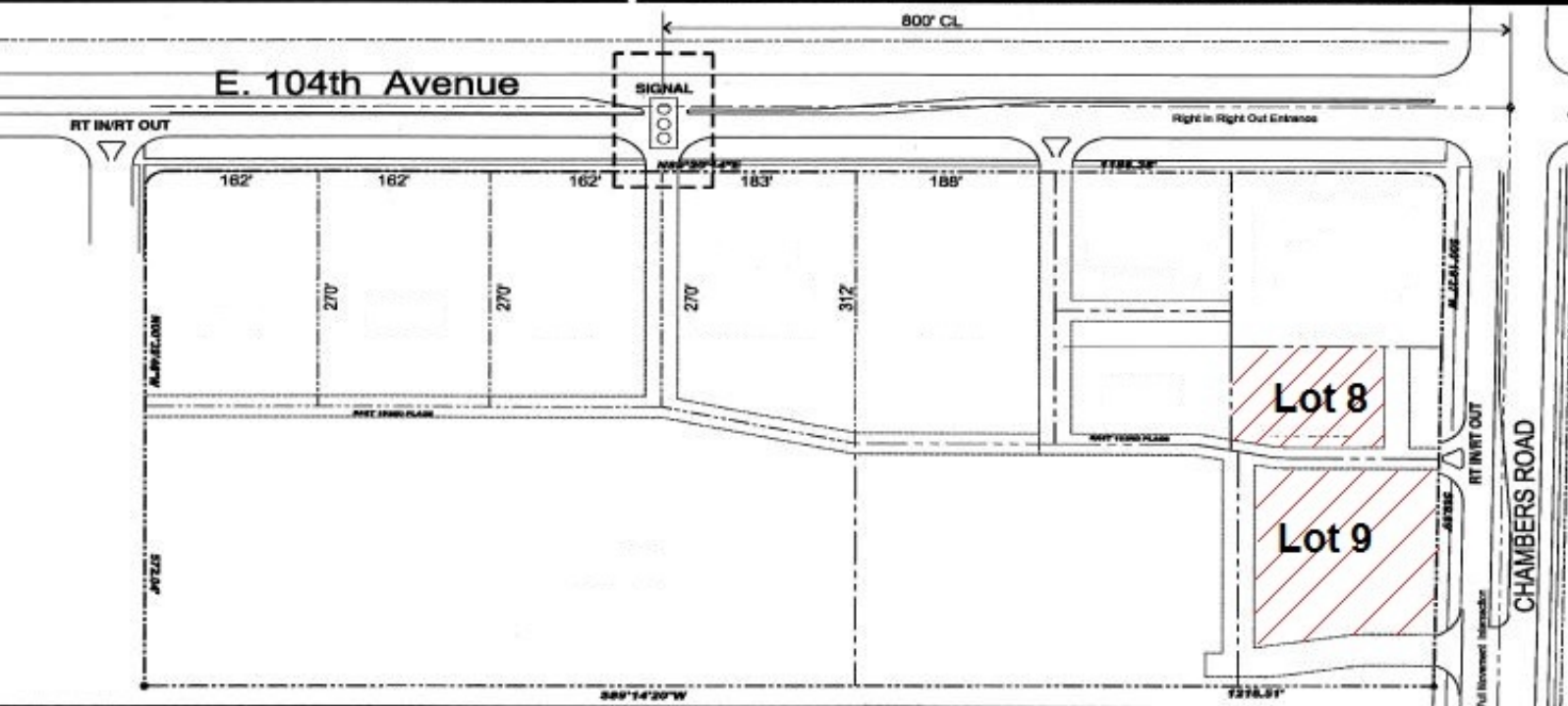
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ASPEN HILLS

SW corner 104th & Chambers Rd.



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2018 Total Population:	9,550	29,943	36,074
2018 Average Household Income	102,129	110,487	107,389
Businesses	104	403	800
Employees	971	3,810	11,033

TRAFFIC COUNT

E 104th Ave & Altura St	15,594/vpd
Chambers Rd & E 103rd Pl	5,200/vpd
Chambers Rd & E 104th Ave	7,400/vpd

* Demographics and Traffic Counts provided by CoStar

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