

UP TO 8 COMMERCIAL PAD(S) AVAILABLE IN HOT COMMERCE CITY TRADE AREA

E. 104th Ave. & Potomac St., Commerce City CO 80022

FOR SALE



PROPERTY DESCRIPTION

Up to 8 Commercial Pad(s) Available - Sizes can be adjusted, if necessary

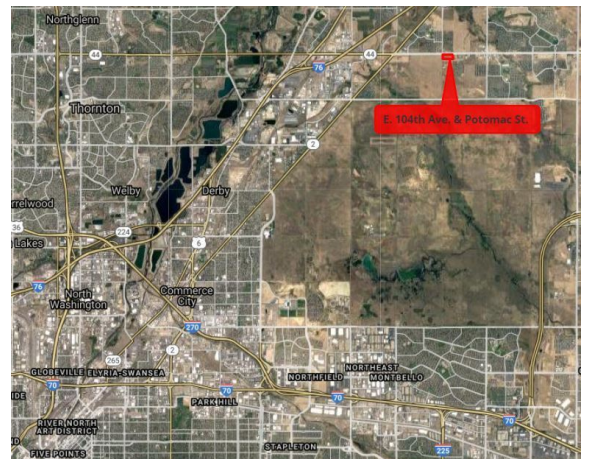
PROPERTY HIGHLIGHTS

- Land between Potomac and Blackhawk Streets along 104th Avenue
- Growing underserved trade area - heavy residential growth in Reunion, Turnberry, Buffalo Run and Aberdeen neighborhoods.
- Two full movement corner pads and four RI/RO corners available
- Seller financing for qualified Buyers
- Build to Suit possible
- Across the street to the north from North Forest Office Park and across the street to the west from Oakwood Home's new 3,000+ home development - Porchlight Collection at Reunion
- Within 1 mile in either direction of growing commercial corners with large format King Soopers, Starbucks, Conoco, Ace Hardware, Walgreens, Auto Zone & O'Reilly Auto Parts, McDonalds, First Bank and many others
- Easy access to I-76, E-470 and DIA
- Few opportunities available for Commercial pads along 104th Avenue

OFFERING SUMMARY

Sale Price: \$16.00 - \$18.00 psf

Pad Size(s) .53 AC - 1.51 AC



TOM KAUFMAN

303.669.8118

tkaufman@antonoff.com

JEFFREY HIRSCHFELD, ED.D.

303.454.5425

jhirschfeld@antonoff.com

ALEC SOWERS

303.454.5423

asowers@antonoff.com

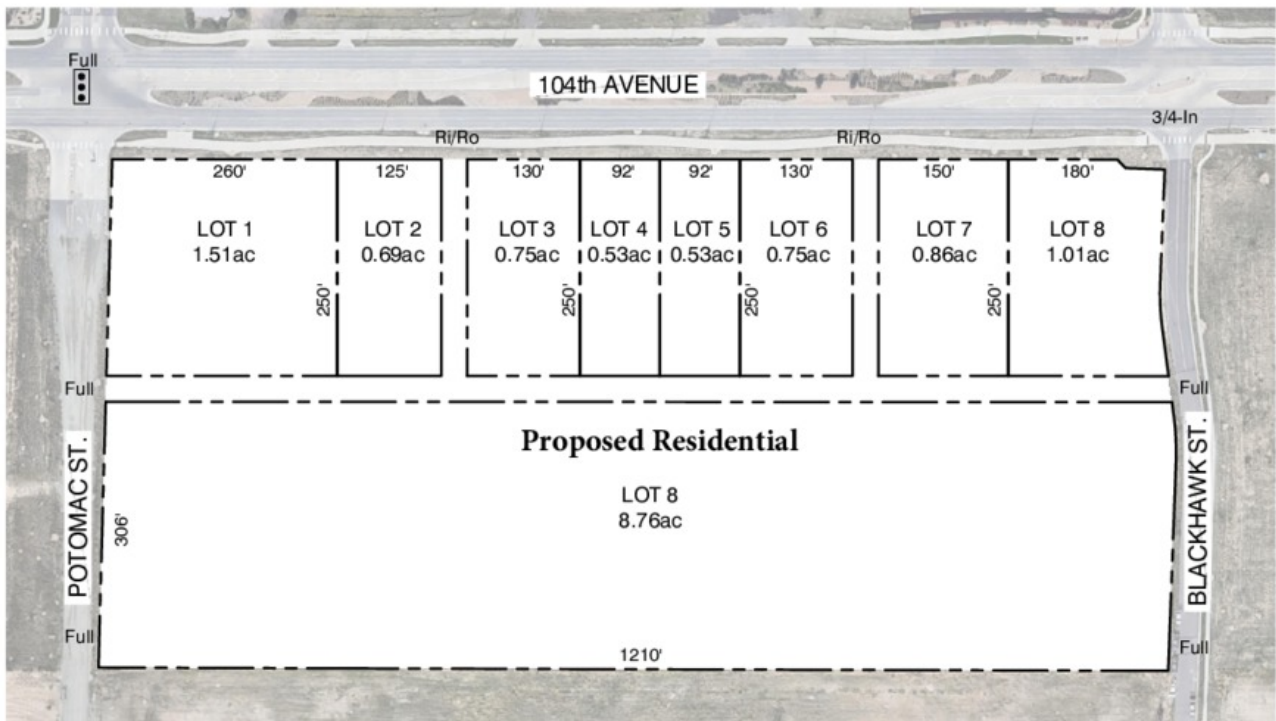
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COMMONS AT 104th
E. 104th AVE. & N. POTOMAC ST.
COMMERCE CITY, COLORADO



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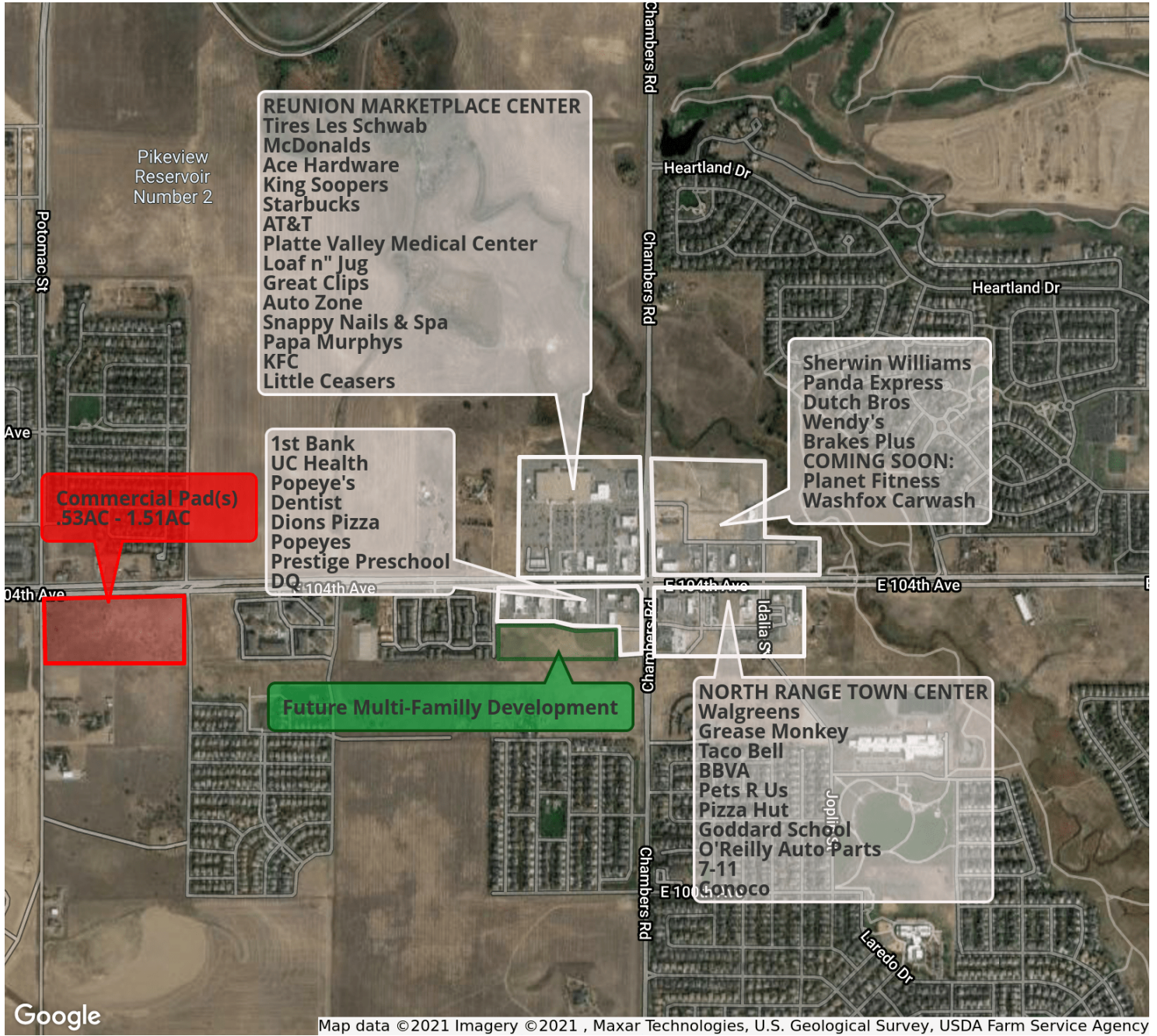


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	1 MILE	3 MILE	5 MILE
2021 Total Population	6,036	39,147	456,344
2021 Average household income	\$108,853	\$122,146	\$118,943
Businesses	80	532	966
Employees	433	6,388	12,254

TRAFFIC COUNTS

E. 104th Ave. W of Revere St.	16,286/vpd
E. 104th Ave. W of Worchester Dr.	12,697/vpd
E. 104th Ave. E of Peoria St.	12,535/vpd

* Demographics provided by CoStar

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