



SullivanHayes
BROKERAGE
AERIAL FLOWN BY GOOGLE EARTH

NEC 104TH AVE & CHAMBERS RD

ANCHORS, PADS, SHOP SPACE AVAILABLE | COMMERCE CITY, CO



INFORMATION

- Anchors, Pads, & Shops Available for lease & sale on 15 total acres
- Located at the primary intersection of the trade area, across from King Soopers Marketplace, Ace Hardware & Walgreens. A high income trade area serving the residential communities of Reunion, Turnberry, Aberdeen & Buffalo Run
- Quick access to I-76, E-470 & DIA
- 2016 Residential Permits - 522
- 2017 Residential Permits- 854
- 2018 Residential Permits - city anticipates 1,000

TRAFFIC COUNTS

On 104th Ave west of Chambers Rd 17,800 cars/day
 On 104th Ave east of Chambers Rd 18,000 cars/day
 Source: Commerce City 2017

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	10,703	28,476	36,052
Avg Household Inc	\$102,426	\$108,180	\$106,032
Employees	817	3,579	19,822

Demographics Source: Applied Geographic Solutions 2018



THOMPSON THRIFT RETAIL GROUP

5570 DTC Parkway, Suite 100 | Greenwood Village, CO 80111 | 303.534.0900 Fax: 303.831.1333 | www.sullivanhayes.com

SullivanHayes
BROKERAGE

weare
RETAIL
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS
AGENCY
DISCLOSURE

Bryan Slaughter
303.370.7459 | bslaughter@sullivanhayes.com
Chris Cook
303.370.7477 | ccook@sullivanhayes.com

NEC 104TH AVENUE & CHAMBERS ROAD

