

# UP TO 5 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 5 Commercial Pad(s) available - pad sizes can be adjusted, as necessary. Pads are part of an ever increasing dense combination of new homes and apartments within a short radius of this project.**

## PROPERTY HIGHLIGHTS

- Land between Potomac and Blackhawk Streets along E. 104th Ave.
- Growing underserved trade area - heavy residential growth in Reunion, Turnberry, Buffalo Run and Aberdeen neighborhoods.
- Two full movement corner pads and two RI/RO corners available
- Traffic light possible at Blackhawk entry/exit
- 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 E. 104th Ave.

## OFFERING SUMMARY

Sale Price:	\$16.00 - \$30.00
Pad Size(s) Available:	.53 AC - 1.35 AC

## JEFFREY HIRSCHFELD, ED.D.

CO #ER001314346

303.454.5425

jhirschfeld@antonoff.com

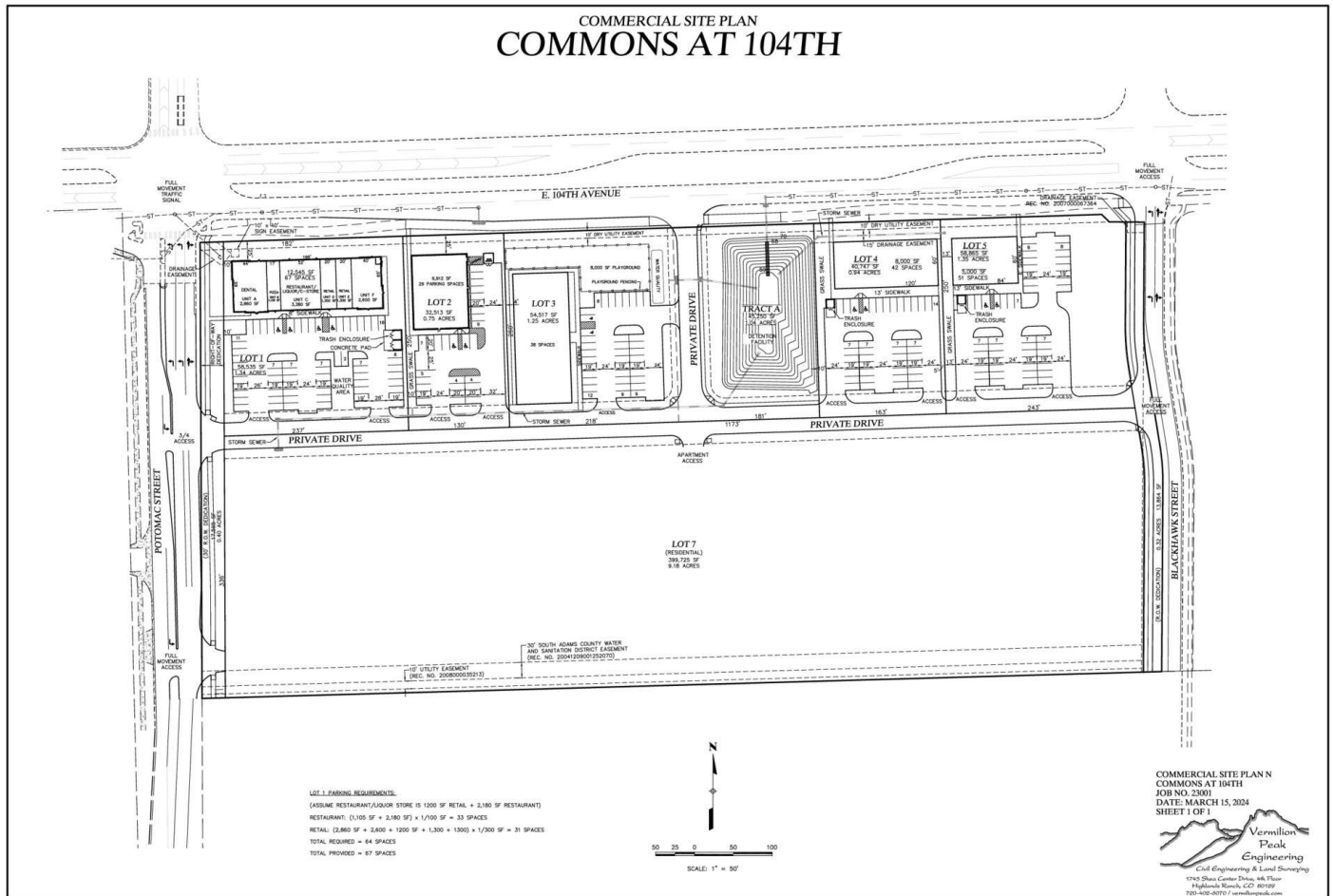
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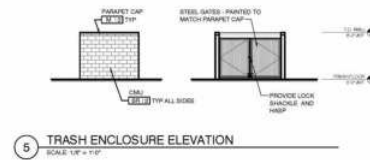
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### MATERIAL LEGEND

STUCCO MATCH DRIFT 448 "BUCKENRY"	WOOD TRIMER STAIN COLOR T.B.S.
STUCCO MATCH DRIFT 482 "OLMOND"	ALUMINUM STONEPOINT DARK BRONZE ENCOURED
STUCCO MATCH DRIFT 117 "COLONIAL TAY"	LIGHTWEIGHT CONCRETE TILE BURN BROWN SLATE BLACK GRAY "18031488"
STUCCO MATCH DRIFT 142 "SPECTRUM BROWN"	CARABAS AWNING BLACK
MASONRY CULTURED STONE DRIFTSTACK LEADERSTONE CHANDRONAT	
MASONRY GROUND FACE CMU BAGLUTE 888	



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An architectural rendering of a modern, multi-story residential building, likely a townhome or apartment complex. The building features a mix of light-colored siding, dark brick accents, and a dark, gabled roof. A central entrance with a small porch is visible. The building is surrounded by mature trees with autumn foliage and a parking lot with several cars. A few people are shown walking near the entrance, providing a sense of scale. The sky is blue with light clouds.



15060 E. 103RD PLACE  
COMMERCE CITY, CO 80022

**PIVOTAL**  
ARCHITECTURE, PC  
33 Santa Fe Drive  
Denver, CO 80204  
Ph. (720) 473-6320

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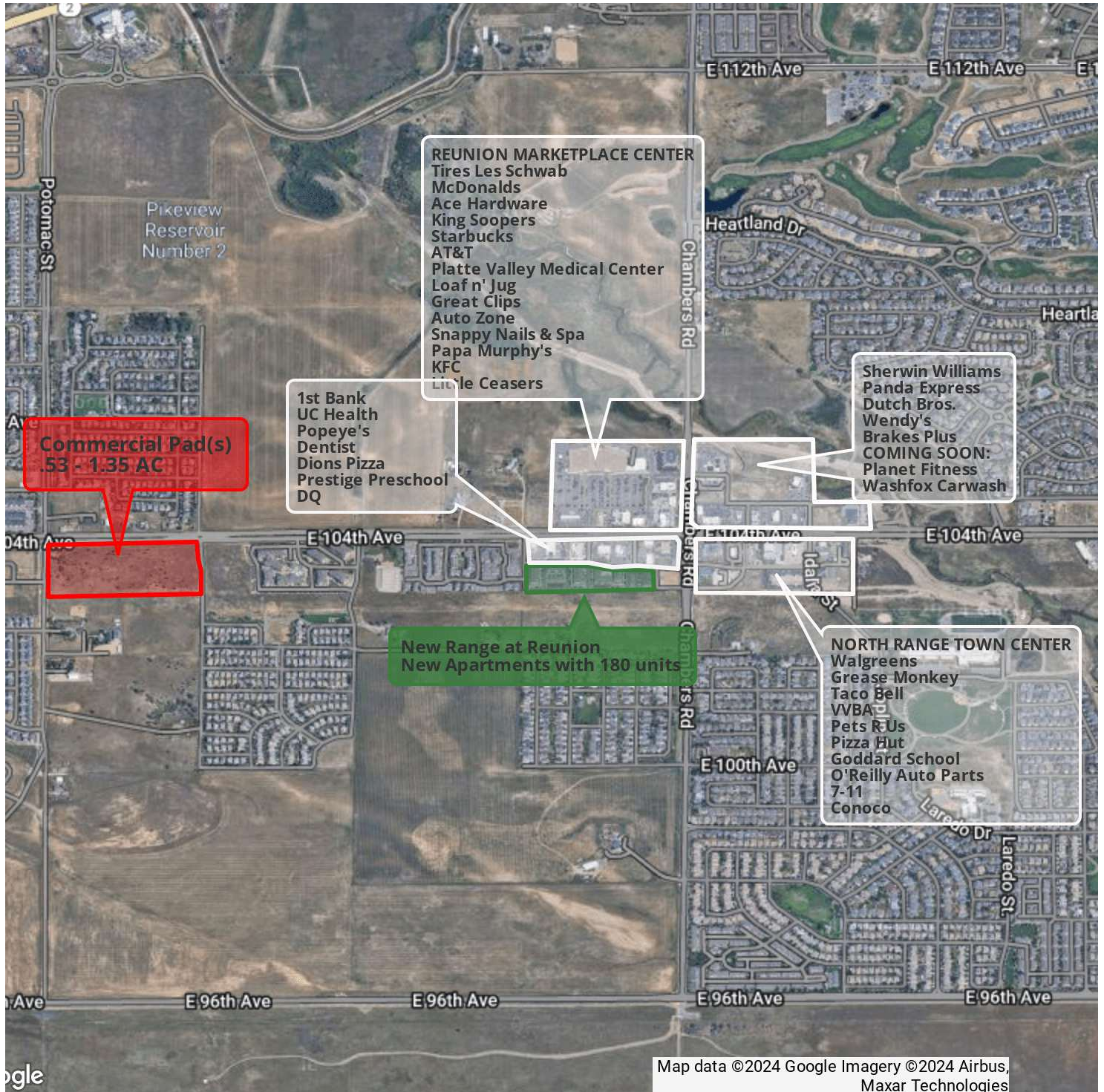
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# UP TO 5 COMMERCIAL PAD(S) AVAILABLE IN HOT COMMERCE CITY TRADE AREA

Hard SE corner of E. 104th Ave. & Potomac St., Commerce City, CO 80022

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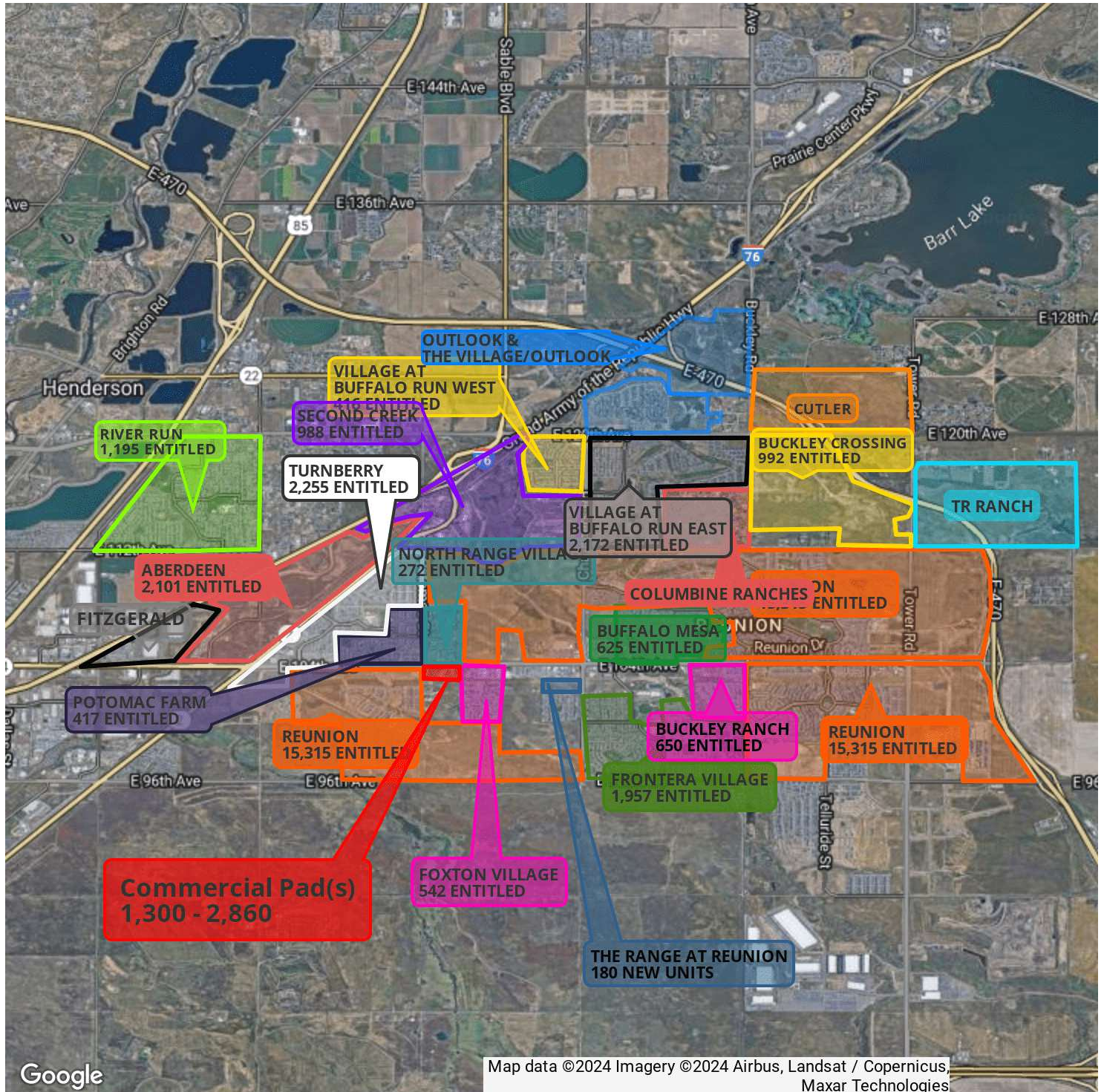
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	1 MILE	3 MILE	5 MILE
2024 Total Population	8,507	47,434	56,985
2029 Population Projection	9,199	50,428	60,414
2024 Average Household Income	\$131,731	\$135,286	\$131,880
Businesses	207	779	1,117
Employees	1,032	7,258	13,020

### TRAFFIC COUNTS

E. 104th Ave. E of Sable Blvd.	16,953/vpd
E. 104th Ave. W of Revere St.	15,975/vpd
E. 104th Ave. W of Worchester Dr.	12,133/vpd

\* Demographics provided by CoStar

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