



PROPERTY SUMMARY

Location: North Side of 104th
Just East of HWY 2

Lot 1:
12432 E. 104th Place
1.06 Acres +/- (46,174SF) **\$15/SF**

County: Adams

Zoning: PUD (Commerce City)

Perfect for Many
Retail, Service, and
Office Uses!

PROPERTY HIGHLIGHTS

- Build-Ready Vacant Lot in Attractive Turnberry Marketplace in Commerce City
- Join 7-Eleven, Dominos, Starbucks, Smiles 4 Life Dentistry, Cold Pine Auto Wash, and Pour Tap House
- Strong Visibility to East 104th Ave. and HWY 2 with Multiple Access Points
- Rapidly Growing and Under Served Trade Market with Many Residential Projects Under Construction in the Area

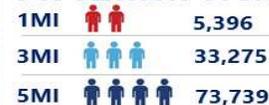
AVERAGE INCOME



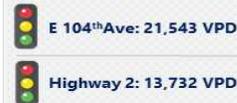
AVERAGE HOUSEHOLDS



POPULATION COUNT



TRAFFIC COUNT



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