

104TH AVENUE & KITTREDGE LAND

16060 E 104th Avenue, Commerce City, CO

0.9321 ACRES AVAILABLE



FOR SALE

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OVERVIEW

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ABOUT THE PROPERTY

- Hard corner on a full-movement intersection on 104th Ave.
- PUD Zoning states “Commercial Uses include general offices, medical and dental offices, retail sales and service establishments, grocery stores, department stores, pharmacies, restaurants -including drive-through, liquor stores, cinemas, movie theaters, and a gasoline service station with car wash facilities.”
- Strategically situated between the retail hubs of 104th and Chambers and 104th and Tower.

AVAILABLE

0.9321 AC

PRICE

\$610,000
(\$15.03/SF)

CITY

COMMERCE CITY/
ADAMS

ZONING

PUD
([CLICK HERE](#))



DEMOGRAPHICS

Year: 2025 | Source: Esri

Suite	3 Miles	5 Miles	7 Miles
Population	41,400	55,622	160,234
Daytime Population	26,109	40,857	117,937
Avg. Household Income	\$164,753	\$153,812	\$138,062
Estimated Households	12,948	17,748	50,637

TRAFFIC COUNTS

Kittredge St.	2,857 VPD
E 104th Ave.	20,291 VPD

Year: 2025 | Source: esri



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NEIGHBORHOOD MAP

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REUNION MARKETPLACE CENTER

- KING Soopers
- ACE Hardware
- McDonald's
- Auto Zone
- Papa Murphy's
- JJ

- Dutch Bros
- Sherwin Williams
- Wendy's
- Jockey
- Wendy's

- Dunkin'
- Popeyes
- uhealth
- Frank's
- DO
- Dions
- Dollar Tree

- Walgreens
- Taco Bell
- O'Reilly
- PNC
- Pizza Hut

SITE

2,857 VPD

20,291 VPD

7,600 VPD

Landmark Academy at Reunion

Rocky Mountain Lutheran High School

Primrose Schools

Stuart Middle School

Front Range Early Learning Center

Second Creek Elementary School





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DEMOGRAPHIC HIGHLIGHTS

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3 MILES

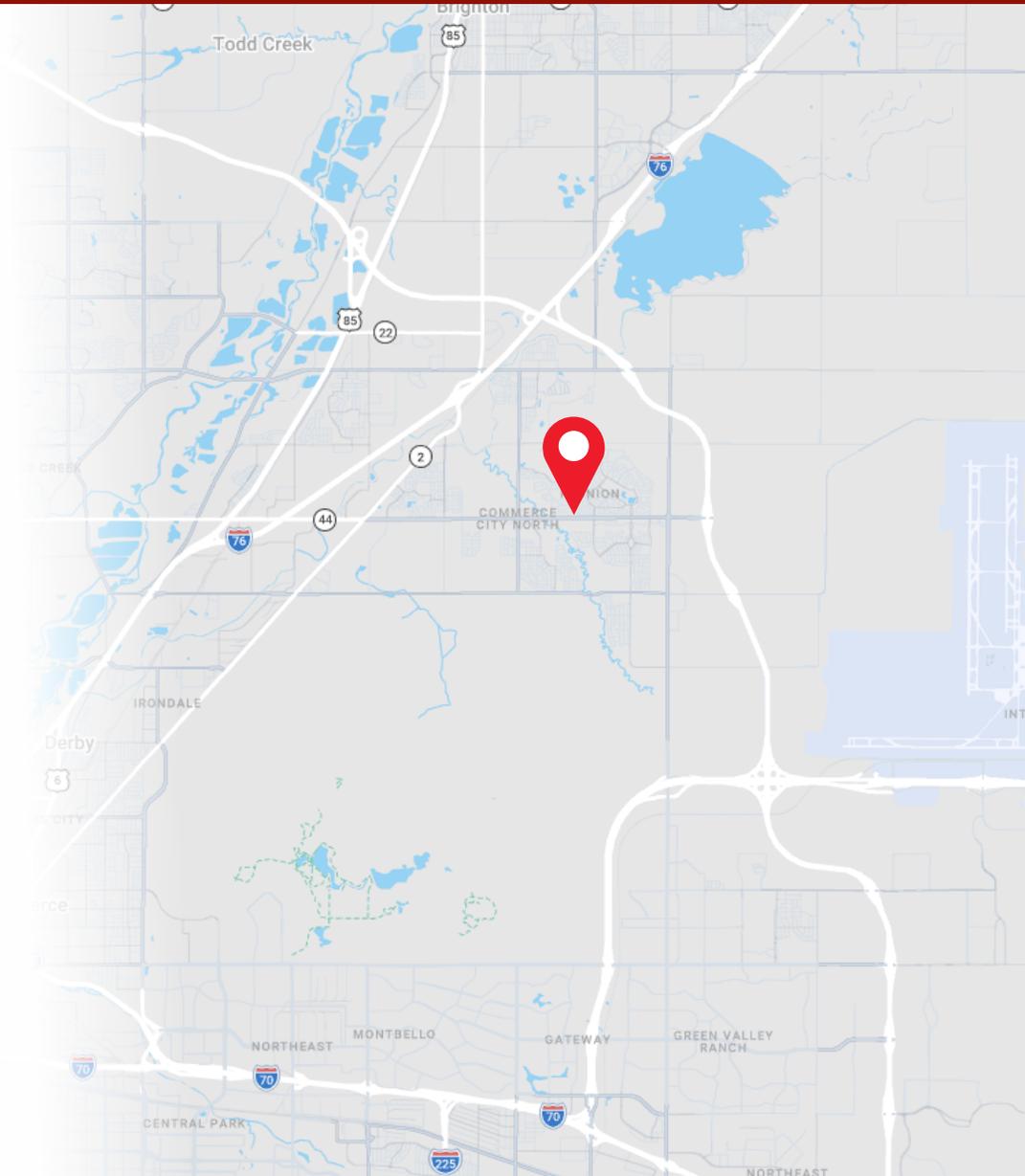
41,400 Population	26,109 Total Daytime Population	\$164,753 Average Household Income	12,948 Total Households
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5 MILES

55,622 Population	40,857 Total Daytime Population	\$153,812 Average Household Income	17,748 Total Households
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7 MILES

160,234 Population	117,937 Total Daytime Population	\$138,062 Average Household Income	50,637 Total Households
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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.