

# RARE COMMERCIAL DEVELOPMENT OPPORTUNITY ADJACENT TO NEW QUIKTRIP

2.11-4.97 ACRES | LOTS AVAILABLE | 81ST & TOWER RD  
SWQ of 81st & Tower Rd in Commerce City, CO

42,274  
VEHICLES  
PER DAY

US AIRPORT  
PARKING

E 81ST AVE

AVAILABLE



CANOPY AIRPORT  
PARKING (PROPARK)



**QT** QuikTrip  
COMING SOON

TOWER RD  
PENA BLVD

navpoint  
REAL ESTATE GROUP



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**NORTH**



# EXECUTIVE SUMMARY

NavPoint Real Estate Group is pleased to present this rare two available lots with sizes ranging from 2.11-4.97 acres adjacent to a new Quiktrip located at the intersection of Tower Road & 81st Avenue in Commerce, CO. The land is adjacent to a future high-volume QuikTrip store, boasting exceptional frontage and visibility and convenient access via the 81st & Tower Rd intersection and multiple entry points. The site presents a prime opportunity for commercial development within close proximity to Denver Airport. Spanning three parcels totaling 328,267 square feet, this property offers significant potential for industrial, hospitality, or other commercial ventures seeking high-traffic locations.

## Investment Highlights

- Rare commercial redevelopment and in Commerce, CO
- Prime visibility and access from Tower Rd & 81st Ave
- Near major throughfare Peña Blvd & E-470
- Adjacent to future QuikTrip
- ~5 miles from Denver International Airport

## Deed Restrictions

Convenience store and motor fuels sales prohibited. Additional restrictions may apply on a site specific basis. Call for details.



# PROPERTY OVERVIEW

**\$** PURCHASE PRICE  
**CONTACT BROKER**

**↙ ↗** LAND AREA  
**382,267 SF**

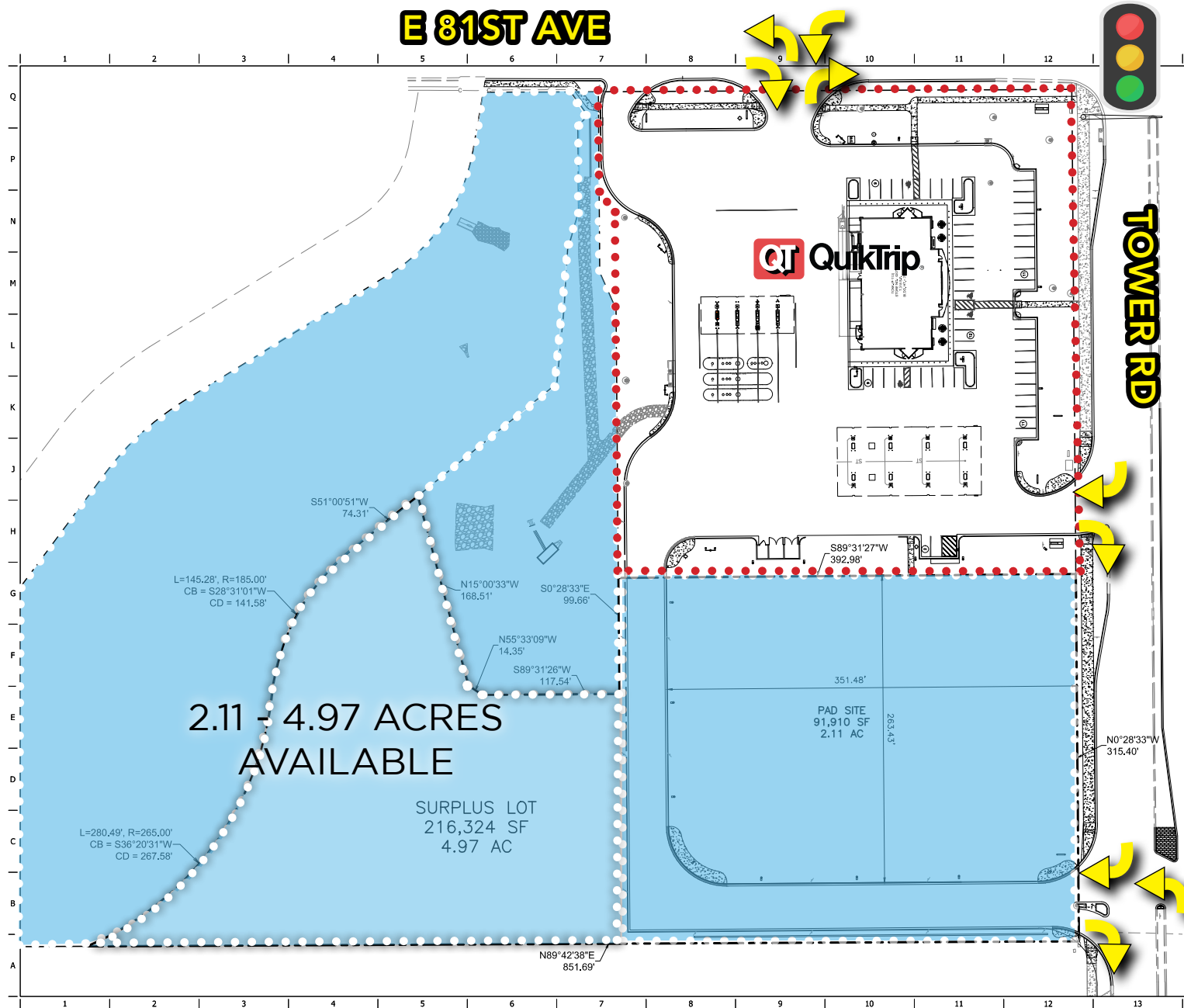
**↙ ↗** SITE SIZE (ACRES)  
**14.6 ACRES** (TOTAL LAND AREA)  
**2.11-4.97 ACRES** (AVAILABLE)

**↙ ↗** ZONING  
**C3**

**🔋** AVAILABLE  
**COMING SOON**



# SITE PLAN





# LOCATION MAP



2.11-4.97 ACRES AVAILABLE | SOUTHWEST QUADRANT OF 81ST & TOWER RD



# ABOUT NAVPOINT

NavPoint Real Estate Group is a comprehensive commercial real estate services firm based in Colorado. Our firm specializes in acquisitions, dispositions and leasing across all product types throughout Colorado and the Western United States. Our spectrum of services allows us to successfully address even the most challenging real estate needs. Our core services include:



Our Mission — At NavPoint Real Estate Group, we strive to exceed the expectations of our clients by providing a clear route to success in every real estate transaction. We put people above profits and allow this philosophy to shape our success.

We are a boutique, Colorado-based firm but our resources and expertise are on par with any national organization. Our size allows us to be nimble, hands-on and attuned to the needs of our individual clients. We provide a level of attention only a privately-owned firm can offer. Our team has completed over 1,550 transactions and is currently involved in the exclusive brokerage of well over 2,000,000 SF of commercial real estate.

OVER  
**\$1.35B**  
IN CLOSED TRANSACTIONS  
*Since 2011*

# PROPERTY PHOTOS





# RARE COMMERCIAL DEVELOPMENT OPPORTUNITY ADJACENT TO NEW QUIKTRIP

1.00-4.91 ACRES | 81ST & TOWER RD  
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VEHICLES  
PER DAY



TOWER RD  
PENA BLVD

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