

# NORTH RANGE TOWN CENTER - MULTIPLE SMALL SPACES AVAILABLE

SEC of 104th & Chambers Rd., Commerce City, CO 80022

FOR LEASE



## PROPERTY DESCRIPTION

Several smaller spaces ideally available for a hair salon, dry cleaner and/or general retail uses. This tight and competitive commercial property intersection is located in the center of the trade area.

## PROPERTY HIGHLIGHTS

- Catty corner from a 123,000 SF King Soopers anchored shopping center in Reunion neighborhood with co-tenants like McDonalds, Les Schwab Tires, KFC & Ace Hardware
- Across the street from the newly developed N.E. retail corner with such tenants as Wendy's, Panda Express, Planet Fitness, Sherwin Williams, Ent Credit Union, and Dutch Bros. Coffee
- 2nd generation hair salon available with some related FF&E included
- 2nd generation dry cleaner space available
- Growing trade area
- Join Walgreens, Taco Bell, Compass Bank, 7-Eleven, Christian Brothers, Grease Monkey, Conoco and, Goddard School on this SE corner of the intersection
- Signalized intersection in Reunion Residential Development
- Frontage Road Access
- Available immediately

## OFFERING SUMMARY

Available SF:	1,040 - 1,263 SF
Lease Rate:	\$28.00 SF/yr (NNN)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Total Population	11,164	30,155	39,091
2025 Population	12,185	32,701	42,235
Pop. Growth 2020-2025	9.15%	8.44%	8.04%
2020 Total Households	3,615	9,851	12,801
HH Growth 2020- 2025	9.18%	8.48%	8.04%
Median Household Inc:	\$99,288	\$101,610	\$98,259
Median Home Value:	\$358,956	\$368,720	\$365,789

\* Demographics and Traffic Counts provided by CoStar

## ALEC SOWERS

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**ANTONOFF**  
& CO. BROKERAGE INC.



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