

VACANT LAND | SHOVEL-READY GAS SITE

8770 Yosemite St | Commerce City, CO



AVAILABLE

1.7 Acres

PRICE

Call Broker

ZONING

I-1

CITY/COUNTY

Commerce City

ABOUT THE PROPERTY

- Pricing comes with approved and stamped plans for a gas station/convenience store
- 6 dual pumps and 2 commercial fueling lanes accompanied by a 6,900 SF convenience/liquor store
- Easy access from Hwy 2
- Possibility to lease out portion of convenience/liquor store

TRAFFIC COUNTS

Highway 2 23,000 VPD
E 88th Ave 6,463 VPD

Year: 2023 | Source: Esri

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	509	25,099	153,837
Total Households	150	7,640	49,435
Avg. Household Income	\$64,558	\$82,227	\$107,187
Daytime Population	2,408	24,906	128,699

Year: 2023 | Source: Esri

CONTACT

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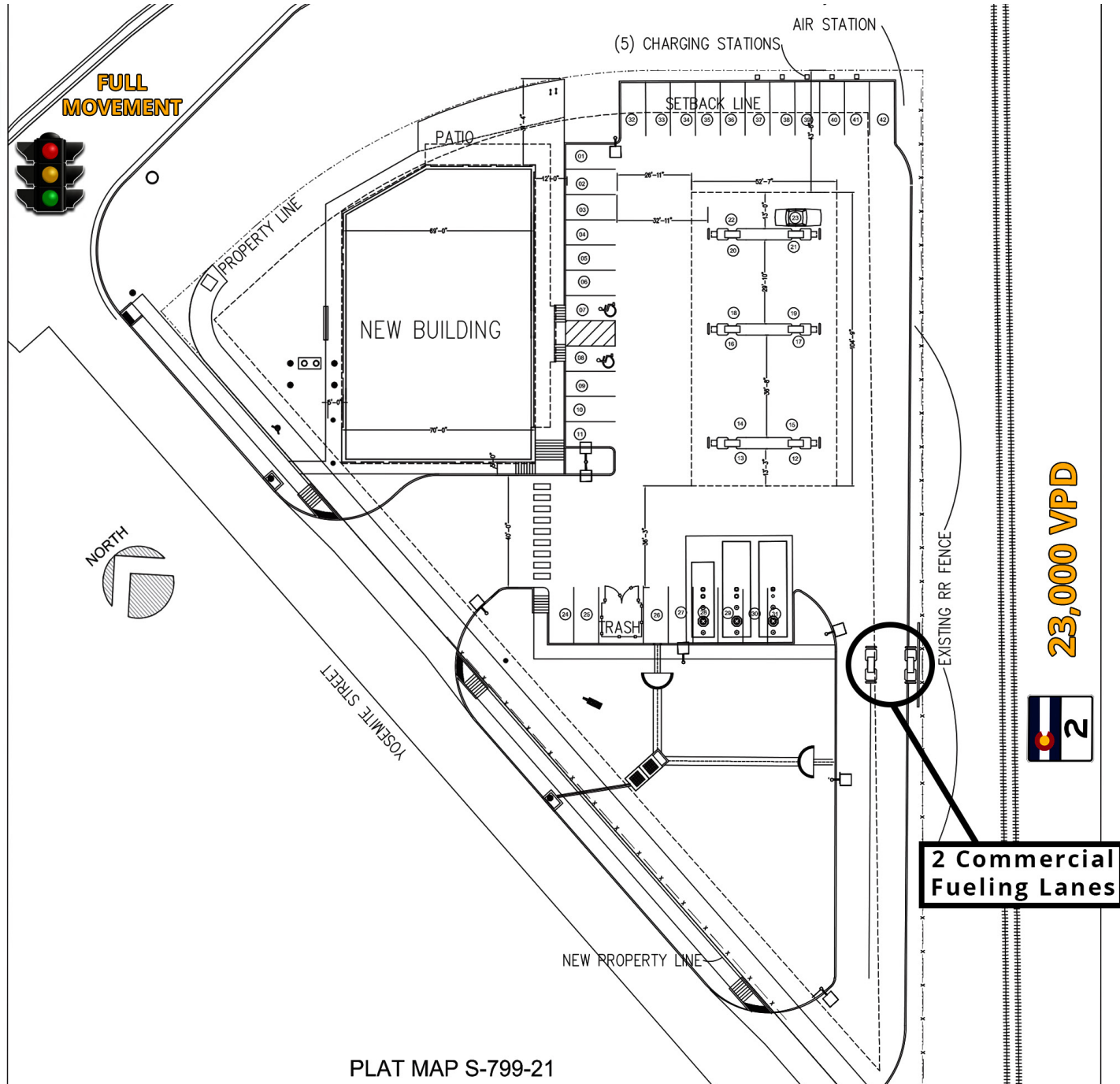
Justin Gregory | 303.803.7170 | justin.gregory@srsre.com

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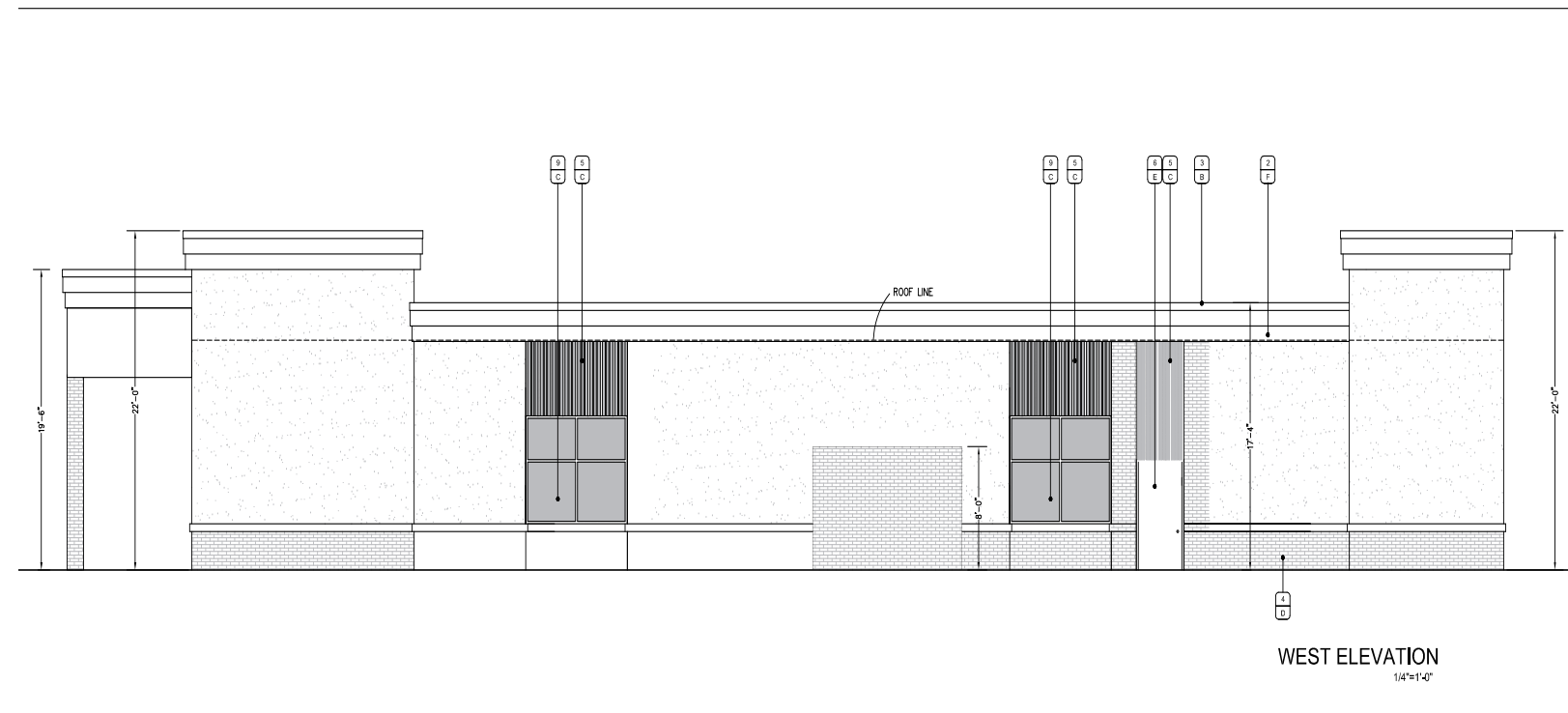
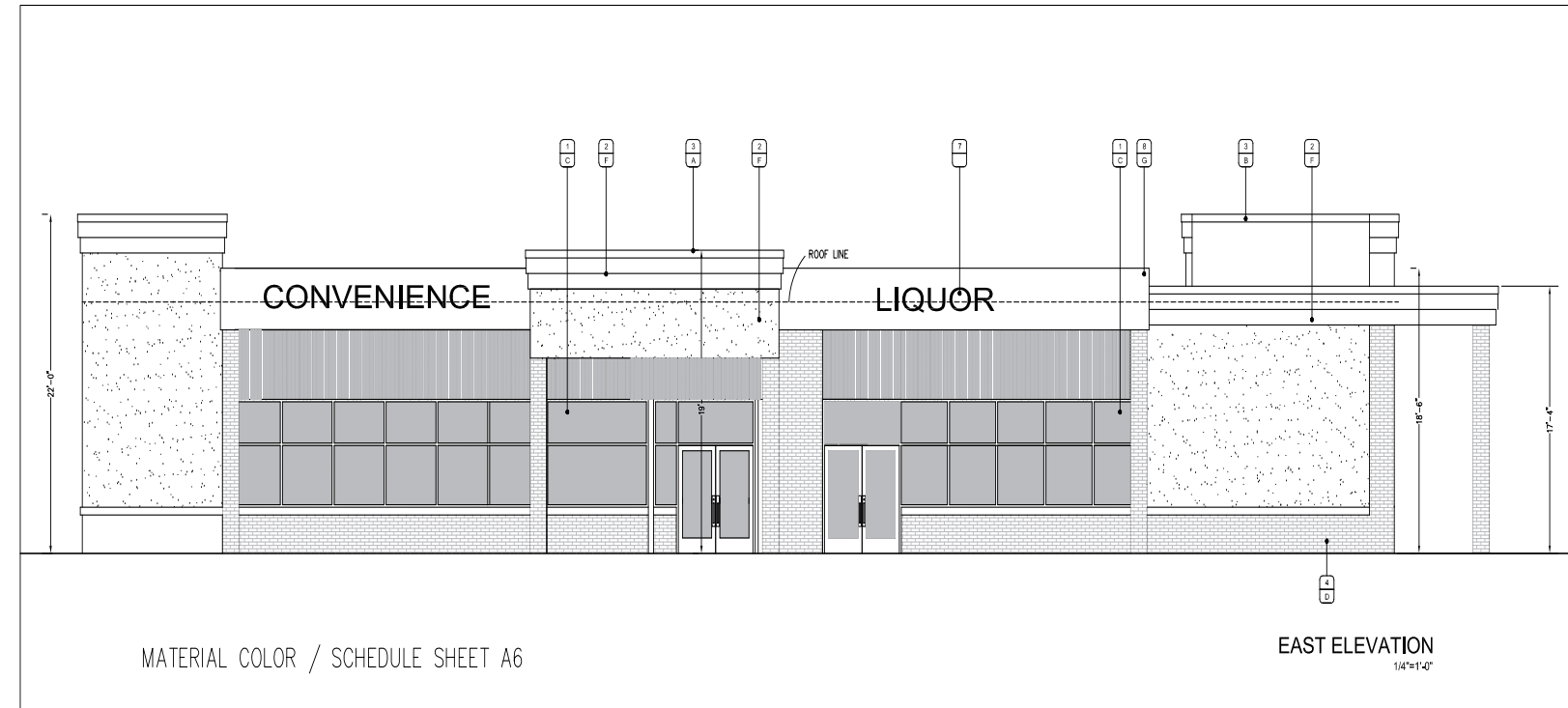
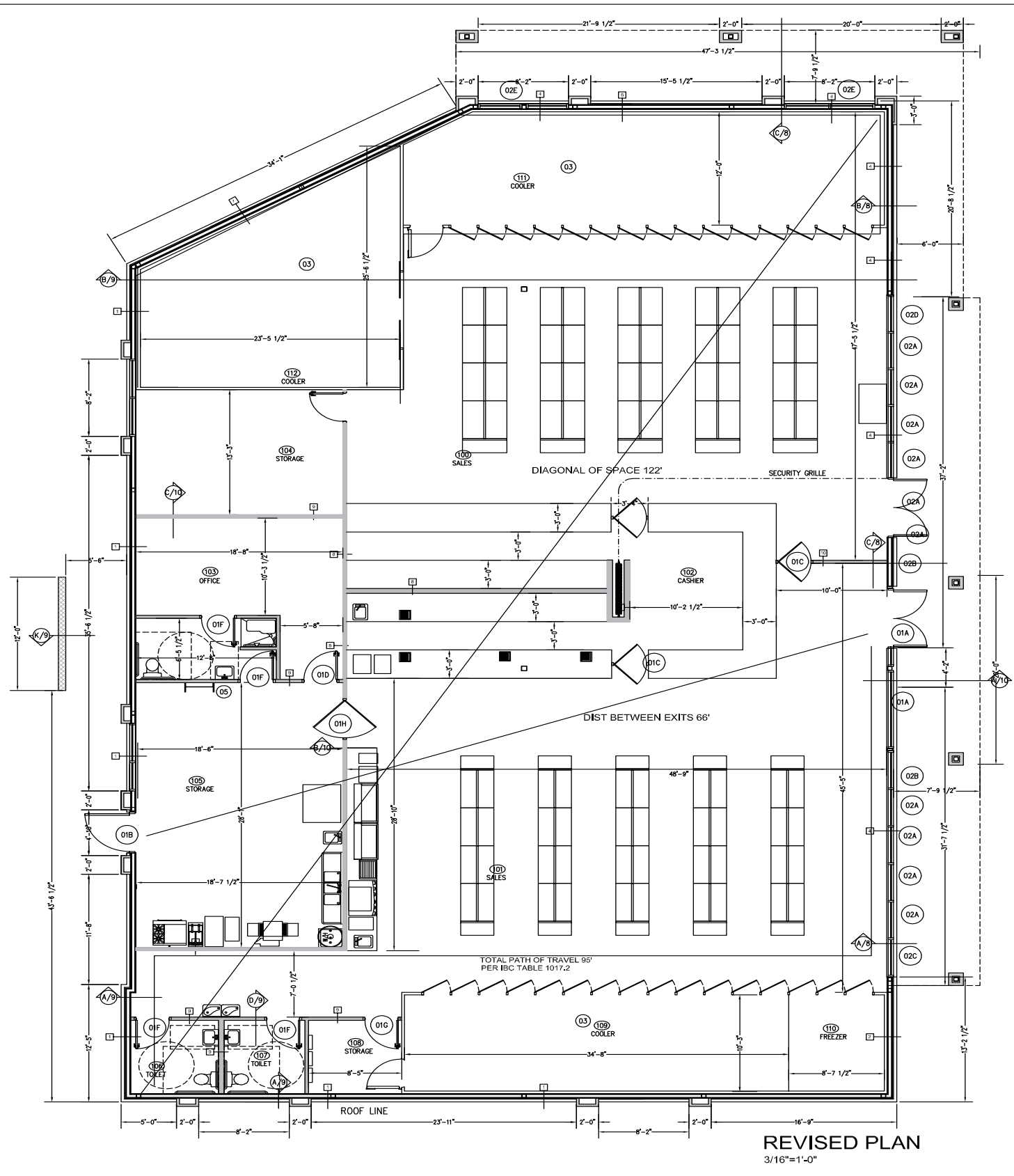
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SITE PLAN



PLAT MAP S-799-21





SITE

21,000 VPD

74,000 VPD

23,000 VPD

253,000 VPD

29,496 VPD



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