

11749 EAST 104TH AVE.

Henderson, CO 80640

±1.8 ACRES RETAIL / QSR



PEORIA PKWY

E 104TH AVE | 23,070 VPD

FOR SALE

Patrick McGlinchey / Managing Director / +1 210 303 3149 / patrick.mcglinchey@cushwake.com

Justin Gregory / Managing Director / +1 303 803 7170 / justin.gregory@cushwake.com

Jack Lazzeri / Senior Associate / +1 303 981 6521 / jack.lazzeri@cushwake.com



AERIAL MAP

ABOUT THE PROPERTY

Cushman & Wakefield is pleased to present this exciting development opportunity in Henderson, Colorado. Situated on the corner of E. 104th Avenue and Peoria Parkway, the site has high visibility in an area experiencing exponential growth. The site also features a ¾ movement intersection. With its generous size and strategic location, this parcel presents a unique retail development opportunity.

- Easy access to I-76 and Highway 2. With over 33,000 vehicles per day on I-76, the parcel is conveniently located for daily commuters and other traffic.
- Located in an area with strong projected growth and close proximity to Denver’s central core.
- Over 22,400 new residential units in development within a 10-mile radius.
- Strong growth in the surrounding area. The 2023-2028 Annual Rate of population growth for this area is 1.2% - almost double the state rate of growth.

DEMOGRAPHICS

	1 Mile	3 Miles
Population	4,572	32,204
Households (HH)	1,346	10,095
Avg. Household Income	\$134,836.00	\$128,161.00
Median Age	32.1	32.5





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PROPERTY FEATURES

SITE AREA

±1.8 Acres
±78,408 SF

TYPE

Retail / QSR

PRICING

\$1,200,000

2023 RE TAXES

\$34,719.38

ZONING

PUD - Planned

TRAFFIC COUNTS

23,070 VPD



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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.