

NORTH RANGE TOWN CENTER EXPANSION -2,142 SF COMING IN FALL 2025

15400 E. 103rd Place, Commerce City, CO 80022

FOR LEASE



PROPERTY DESCRIPTION

Join Reunion Optical in this to be built modern addition to North Range Town Center. This new building has commenced construction by the current owner of North Range Shopping Center. The new space will have a large patio on the south eastern side of the building closest to the dedicated parking lot and be adjacent to the builder's Optical business. The space is perfect for a restaurant as it will be built with many floor to ceiling windows, high ceilings and a grease trap. However, other neighborhood retail uses are also welcome.

OFFERING SUMMARY

Available SF:	2,142 SF End Cap
Asking Lease Rate:	\$34.00 SF/NNN
NNN Estimate (2025):	\$18.10 SF

JEFFREY HIRSCHFELD, ED.D.

Antonoff & Co. Brokerage, Inc.

CO #ER001314346

303.454.5425

jhirschfeld@antonoff.com

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

ANTONOFF
& CO. BROKERAGE INC.

NORTH RANGE TOWN CENTER EXPANSION - 2,142 SF COMING IN FALL 2025

15400 E. 103rd Place, Commerce City, CO 80022

FOR LEASE



- North Range Town Center is 100% occupied - join Pizza Hut and many other successful "Mom & Pop" tenants who have occupied this shopping center for years.
- Catty corner from a 123,000 SF King Soopers anchored shopping center in Reunion neighborhood with vibrant 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, Sherwin Williams, Ent Credit Union, and Dutch Bros. Coffee
- Exploding 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
- Frontage Road Access

JEFFREY HIRSCHFELD, ED.D.

Antonoff & Co. Brokerage, Inc.

CO #ER001314346

303.454.5425

jhirschfeld@antonoff.com

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

ANTONOFF
& CO. BROKERAGE INC.

NORTH RANGE TOWN CENTER EXPANSION - 2,142 SF COMING IN FALL 2025

15400 E. 103rd Place, Commerce City, CO 80022

FOR LEASE



	1 MILE	3 MILE	5 MILE
2024 Total Population:	12,035	41,888	50,383
2029 Population Projection:	12,698	44,658	53,486
Pop. Growth 2024-2029:	1.1%	1.3%	1.2%
2024 Total Households:	3,696	12,934	15,669
HH Growth 2024- 2029:	1.1%	1.3%	1.2%
Average Household Income:	\$115,854	\$138,233	\$133,469
Median Home Value:	\$448,658	\$472,414	\$470,949

TRAFFIC COUNTS

E. 104th Ave. E of Chambers Rd.	18,452/vpd
E. 104th Ave. W of Altura St.	12,493/vpd
E. 104th Ave. E of Kittredge St.	12,222/vpd

* Demographics provided by CoStar

JEFFREY HIRSCHFELD, ED.D.
Antonoff & Co. Brokerage, Inc.
CO #ER001314346
303.454.5425
jhirschfeld@antonoff.com

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

ANTONOFF
& CO. BROKERAGE INC.

NORTH RANGE TOWN CENTER EXPANSION - 2,142 SF COMING IN FALL 2025

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

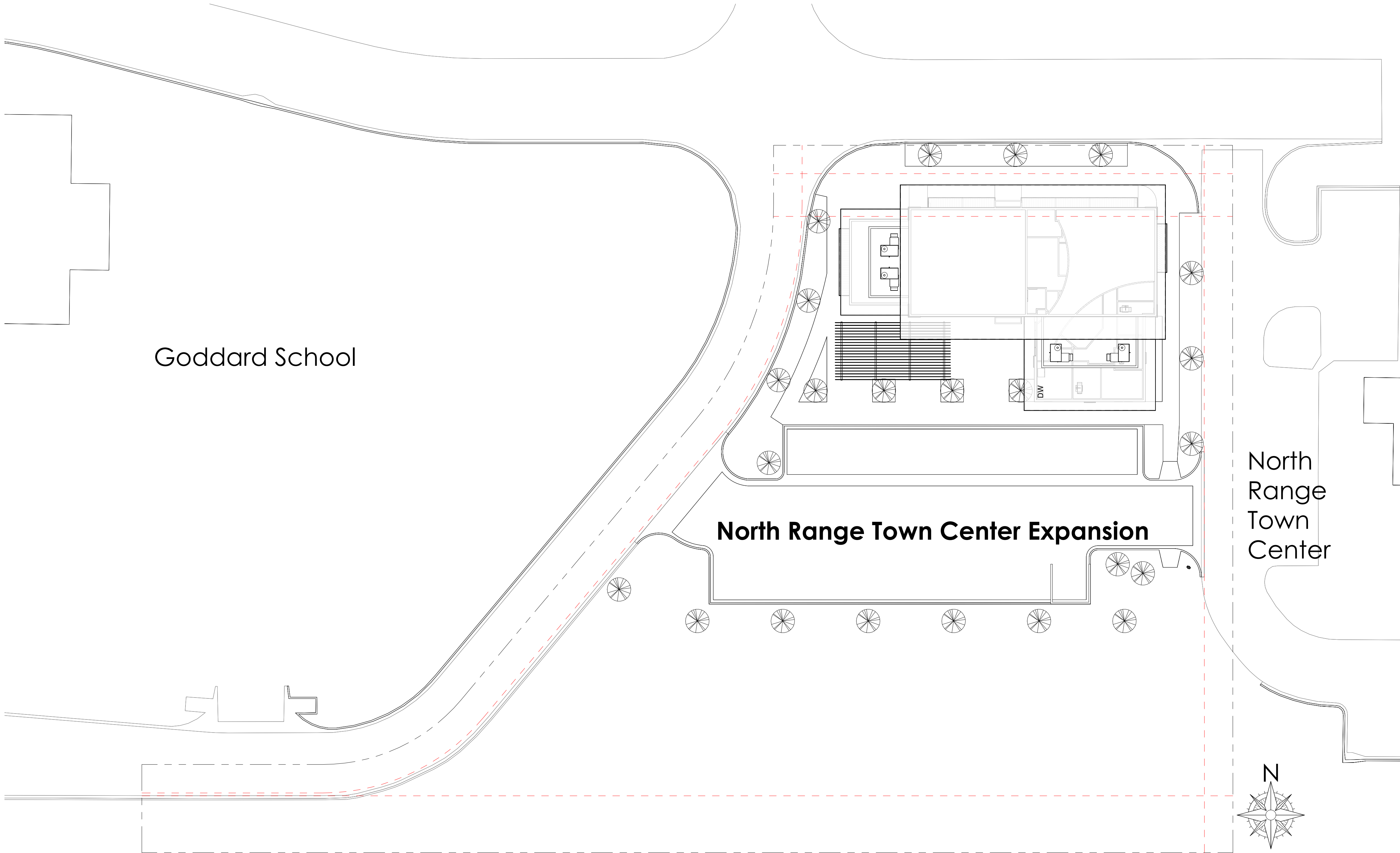
FOR LEASE



JEFFREY HIRSCHFELD, ED.D.
Antonoff & Co. Brokerage, Inc.
CO #ER001314346
303.454.5425
jhirschfeld@antonoff.com

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

ANTONOFF
& CO. BROKERAGE INC.



1 SITE PLAN
SCALE: 1" = 20'-0"

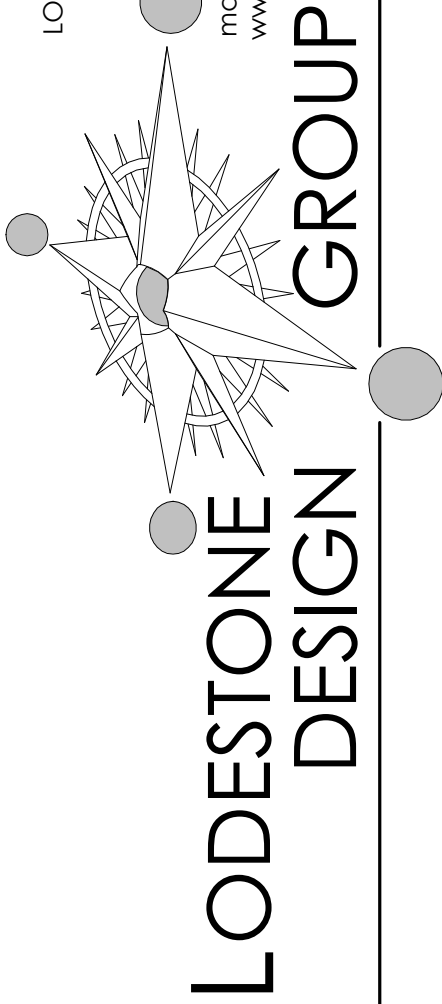
SCHEMATIC

IN-LINE RETAIL DEVELOPMENT
15400 E 103RD PLACE
COMMERCE CITY, COLORADO

PROJECT #: 21-102		
DRAWING TITLE:		
SITE PLAN		
DATE:		
8-24-22		
DRAWN:	CHECKED:	
AMM	JVS	
ISSUE RECORD	DATE	
SCHEMATIC	-	
#	REVISION	DATE

The Information shown on this document represents copyrighted intellectual property. Reproduction and/or distribution is not permitted without the prior consent of Lodestone Design Group.

LODESTONE DESIGN GROUP
226 5TH STREET SUITE 200
FREDERICK, CO 86530
PHONE: 303-800-6833
mail@lodestonedesign.com
www.lodestonedesign.com



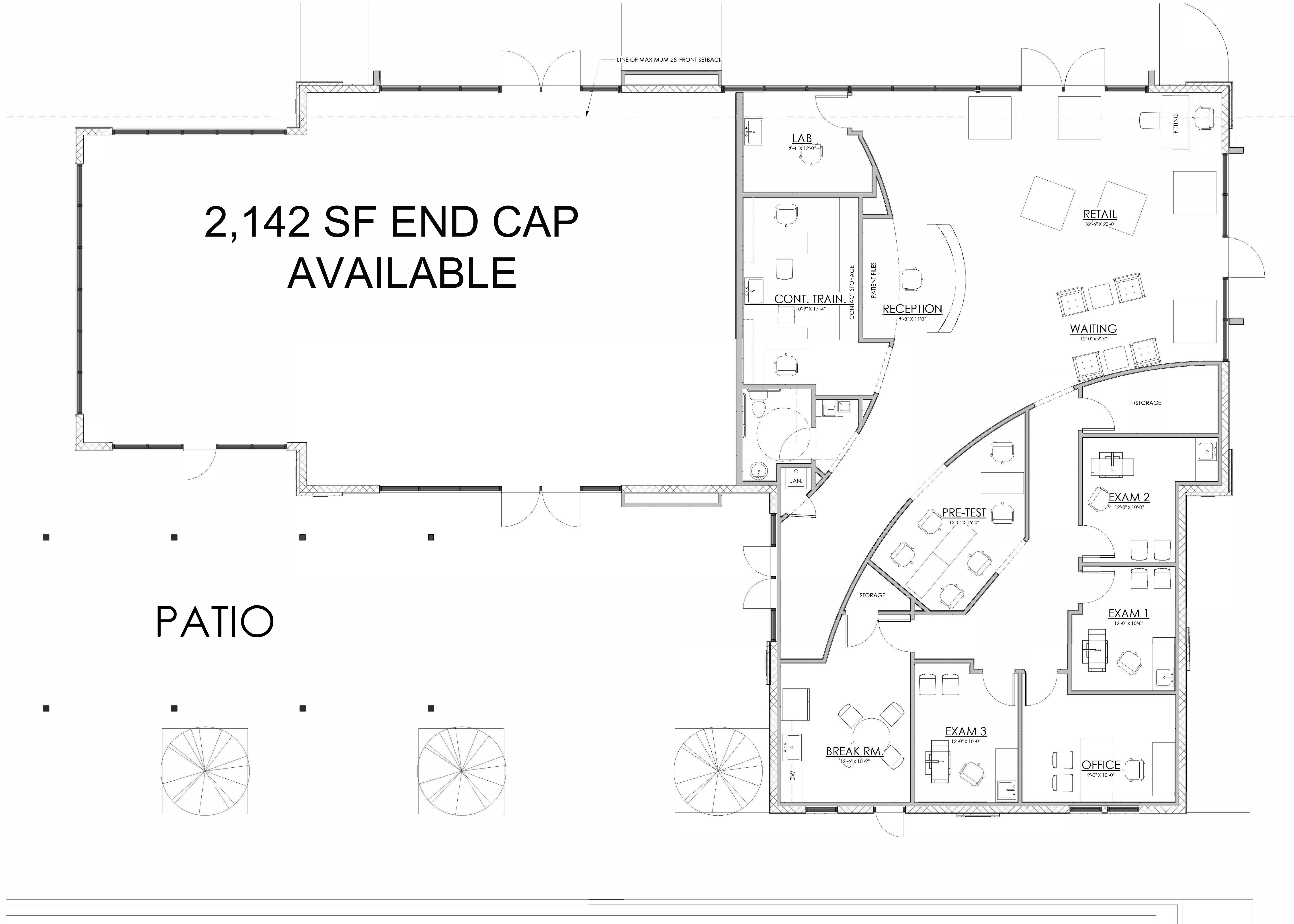
A0-0





SCALE: 1/4" = 1'-0"

OPTICAL	2974 SF
TENANT SPACE	2142 SF



2,142 SF END CAP
AVAILABLE

PATIO

1 MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

Area Schedule	
Name	Area
OPTICAL	2916 SF
TENANT SPACE	2200 SF

SCHEMATIC

IN-LINE RETAIL DEVELOPMENT

15400 E 103RD PLACE

COMMERCE CITY, COLORADO

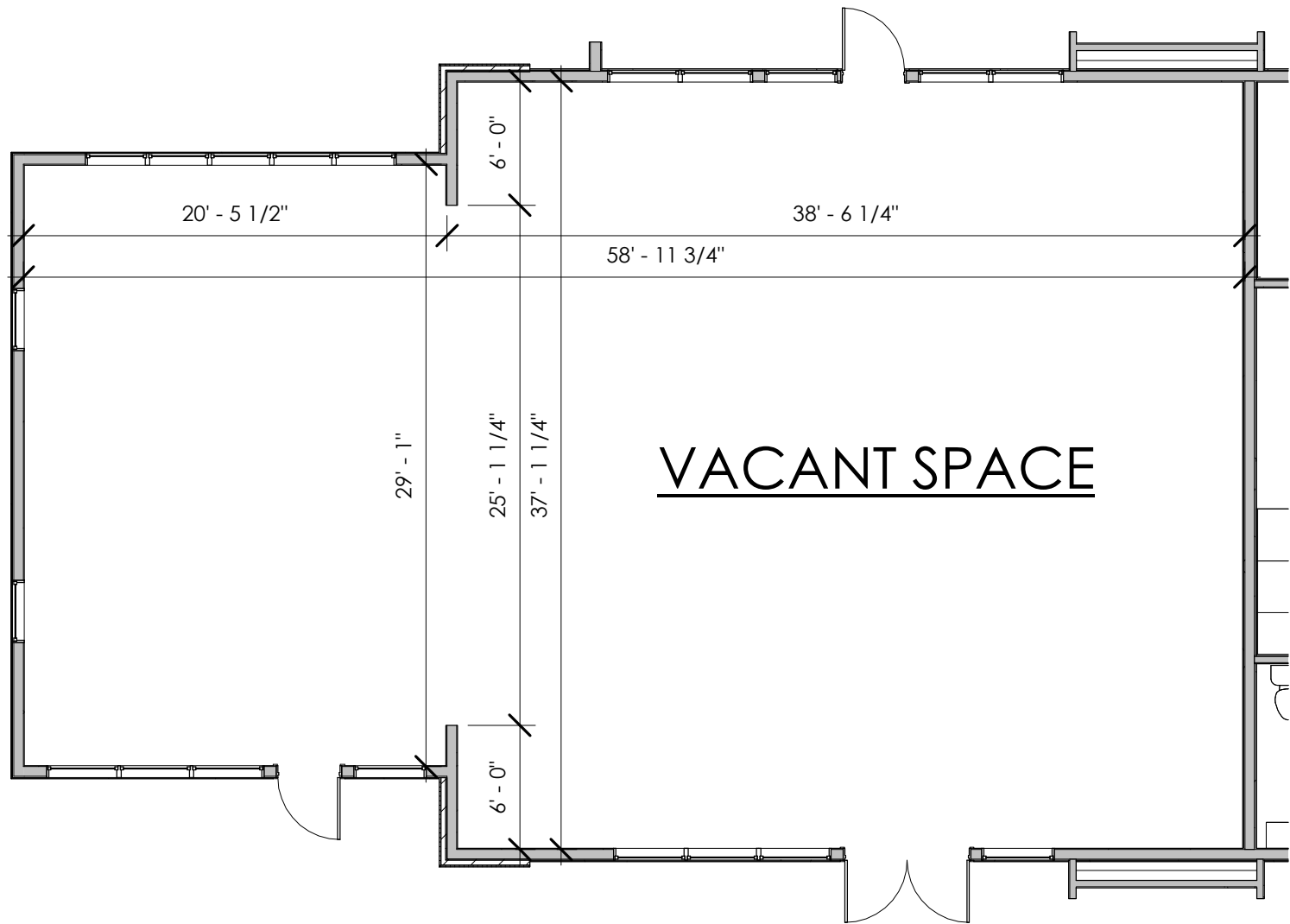
PROJECT #: 21-102		
DRAWING TITLE:		
MAIN FLOOR PLAN		
DATE:		
8-24-22		
DRAWN:	CHECKED:	
AMM	JVS	
ISSUE RECORD	DATE	
SCHEMATIC	-	
#	REVISION	DATE

The information shown on this document represents copyrighted intellectual property. Reproduction and/or distribution is not permitted without the prior consent of Lodestone Design Group.

LODESTONE DESIGN GROUP
206 5TH STREET SUITE 200
FREDERICK, CO 80530
PHONE: 303-600-6833
mail@lodestonedesign.com
www.lodestonedesign.com

GROUP

A1.1



1

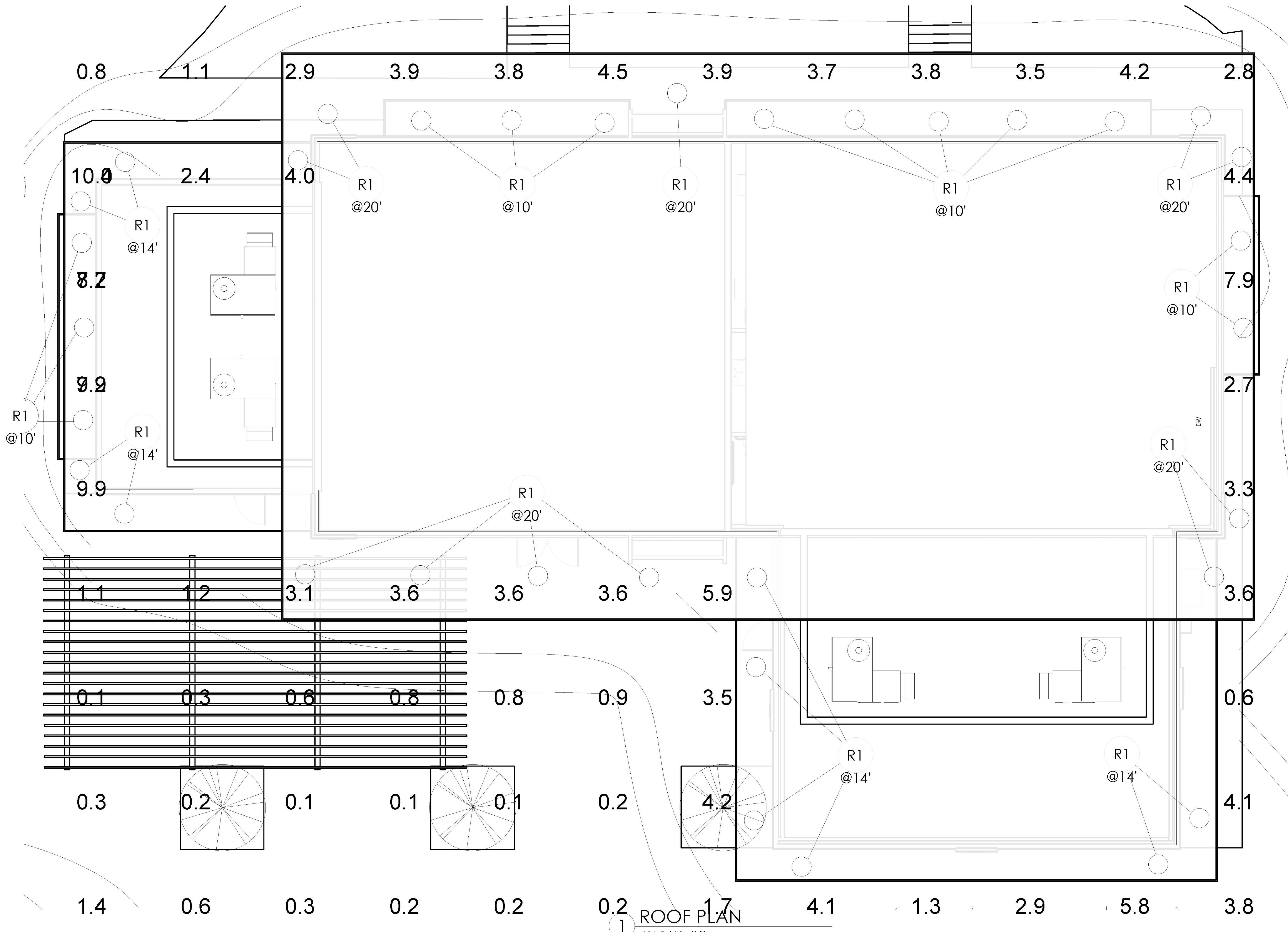
VACANT TENANT SPACE

SCALE: 1/8" = 1'-0"

15400 E 103RD PLACE

10/18/2024

LODESTONE DESIGN GROUP



1 ROOF PLAN
SCALE: 1/4" = 1'-0"



1 View From Notheast
SCALE:



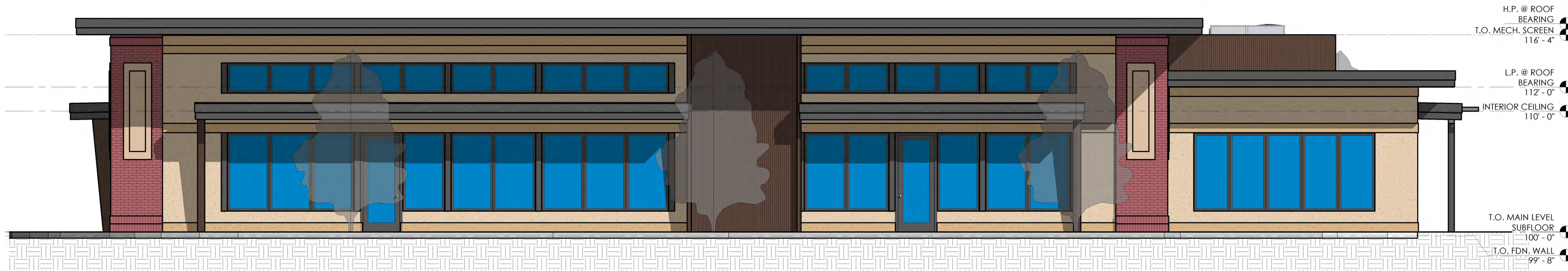
2 View From Northwest
SCALE:



4 View From Southwest
SCALE:



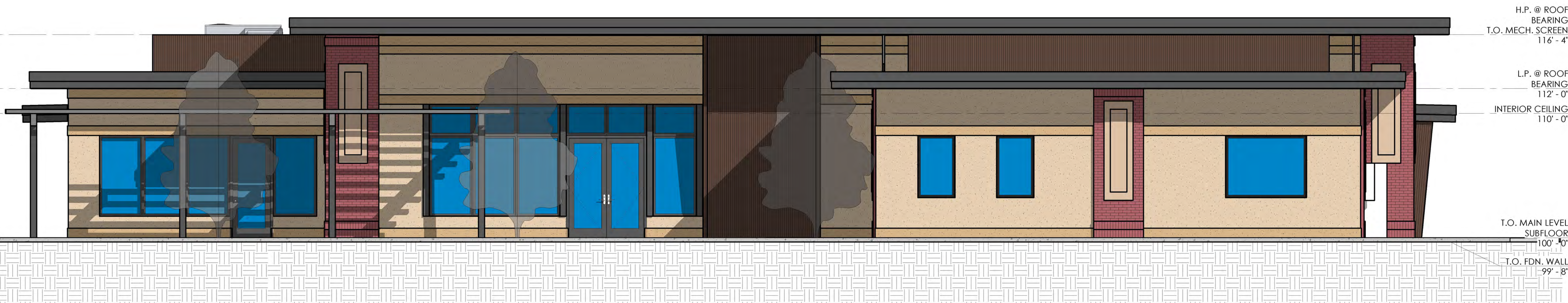
3 View From Southeast
SCALE:



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"