

104th Ave & Kittredge Land

16060 E 104th Ave | Commerce City, CO



AVAILABLE

.9321 Acres

PRICING

\$610,000 (\$15.03/SF)

CITY/COUNTY

Commerce City/Adams

ZONING

PUD ([Click Here](#))

ABOUT THE PROPERTY

- Hard corner on a full-movement intersection on 104th Ave.
- PUD Zoning states "Commercial Uses include general offices, medical and dental offices, retail sales and service establishments, grocery stores, department stores, pharmacies, restaurants -including drive-through, liquor stores, cinemas, movie theaters, and a gasoline service station with car wash facilities."
- Strategically situated between the retail hubs of 104th and Chambers and 104th and Tower.

CONTACT

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DEMOGRAPHICS

	3 Mile	5 Miles	7 Miles
Population	41,400	55,622	160,234
Daytime Population	26,109	40,857	117,937
Avg. Household Income	\$164,753	\$153,812	\$138,062
Estimated Households	12,948	17,748	50,637

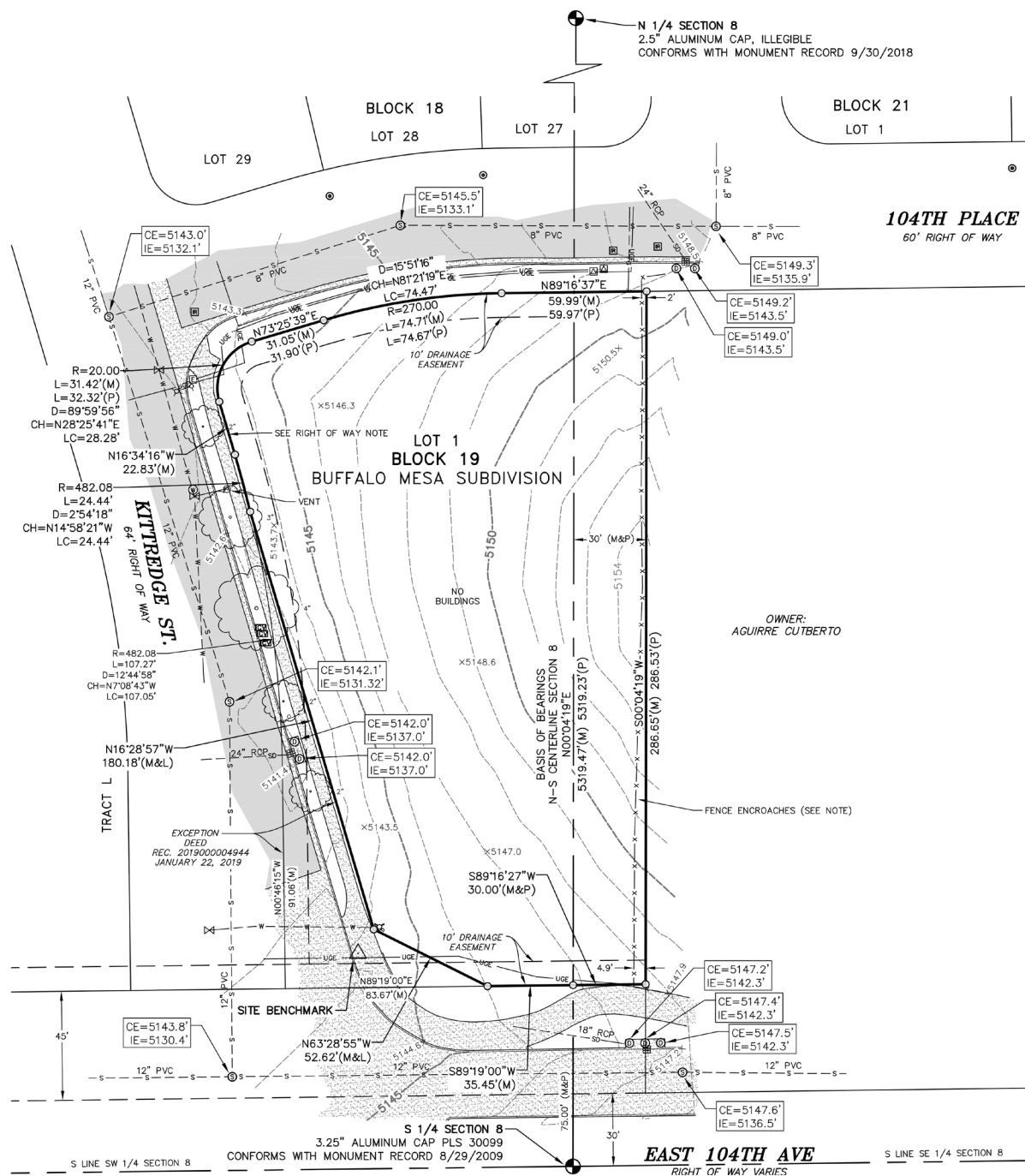
Year: 2025 | Source: esri

TRAFFIC COUNTS

Kittredge St	2,857 VPD
E 104th Ave	20,291 VPD

Year: 2025 | Source: esri

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DEMOGRAPHIC HIGHLIGHTS

3 MILE

41,400
Population

26,109
Total Daytime
Population

\$164,753
Average Household
Income

12,948
Total
Households

5 MILES

55,622
Population

40,857
Total Daytime
Population

\$153,812
Average Household
Income

17,748
Total
Households

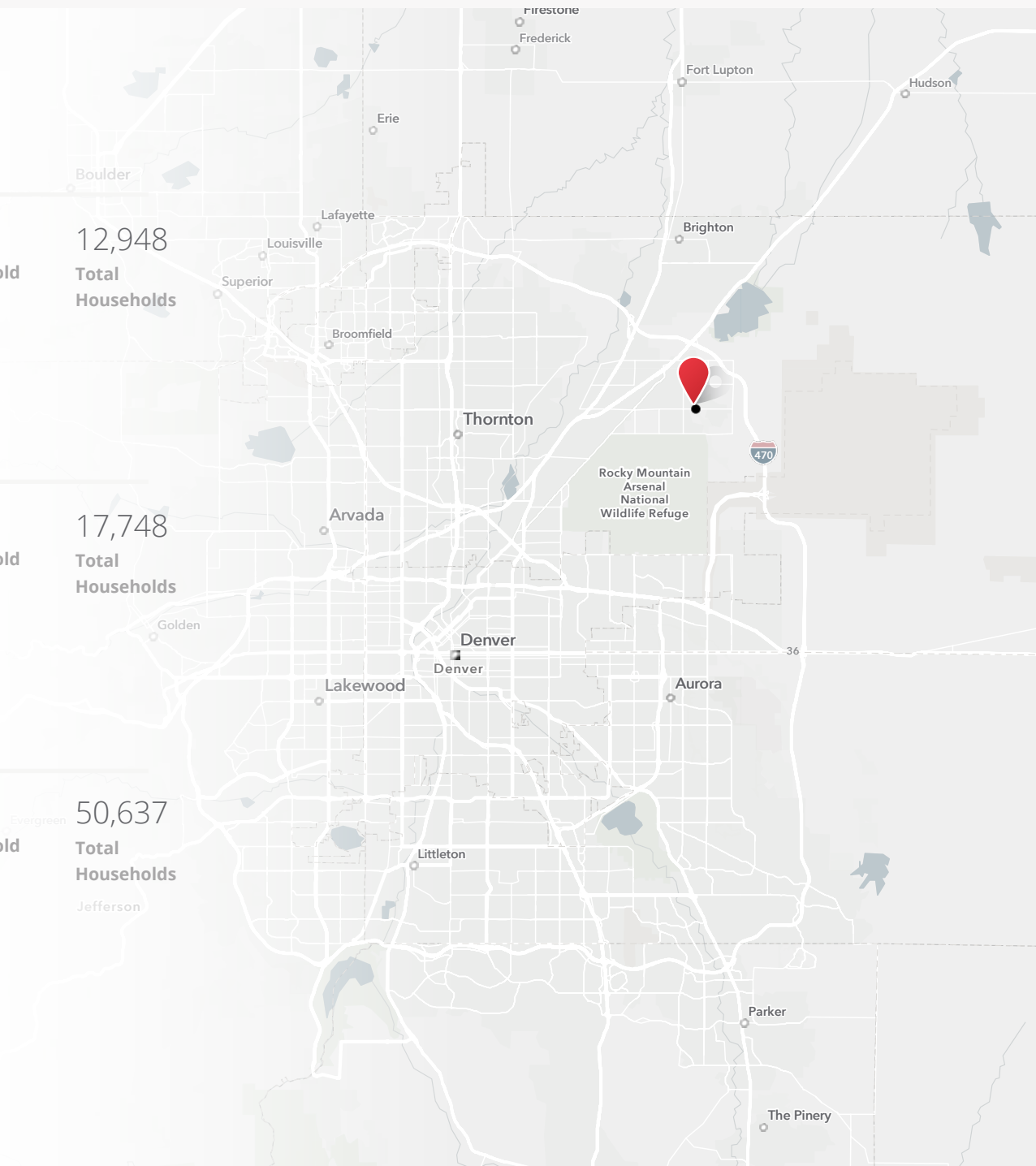
7 MILES

160,234
Population

117,937
Total Daytime
Population

\$138,062
Average Household
Income

50,637
Total
Households



SOURCE





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Full
Movement

E 104th Ave 20,291 VPD

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