

# 8470 EAST 86TH AVENUE

Offering Memorandum

*Commerce City, Colorado*

Marcus & Millichap

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**Marcus & Millichap**  
THE KRAMER GROUP

# 8470 EAST 86TH AVENUE

Exclusively Listed By

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# 01 SECTION

## PROPERTY ANALYSIS

# Offering Overview

OFFERING PRICE

## Pricing Determined by Market Offers

### PROPERTY OVERVIEW

Total Building Square Feet	12,888 SF
Total Lot Size	9.90 AC
Zoning	I-2
Year Built	1987



# Property Overview

The Kramer Group of Marcus & Millichap is pleased to present 8470 E 86th Ave, located in Commerce City, CO. This is an industrial property on 9.90 acres zoned I-2 (outside storage permitted). On the site itself there is an existing 12,888 SF of flex space with multiple bays. The space features 8 total drive-ins with up to 18 feet of clear height. Located just south of 104th Ave with nearby developments makes this an excellent opportunity to develop further industrial assets on rare I-2 zoning.

## Investment Highlights

- ✓ I-2 Zoning (Outside Storage Permitted)
- ✓ 9.90 Acres
- ✓ Clear Height (18' Feet)
- ✓ Interstate Access (I-76 & HWY-2)
- ✓ Possible Assemblage (+3 Acres)





# Nearby Developments

298K SF Development  
by Clarion

52K SF Development  
by IOV

17K SF Development  
by PW

FedEx Freight Facility

Lowe's Distribution  
Center

8470 EAST 86TH  
AVENUE

THORNTON, CO  
13 Mins | 5.9 Miles

DENVER, CO  
25 Mins | 12.1 Miles

8470 E 86TH AVE

DENVER INTERNATIONAL AIRPORT  
21 Mins | 15.3 Miles



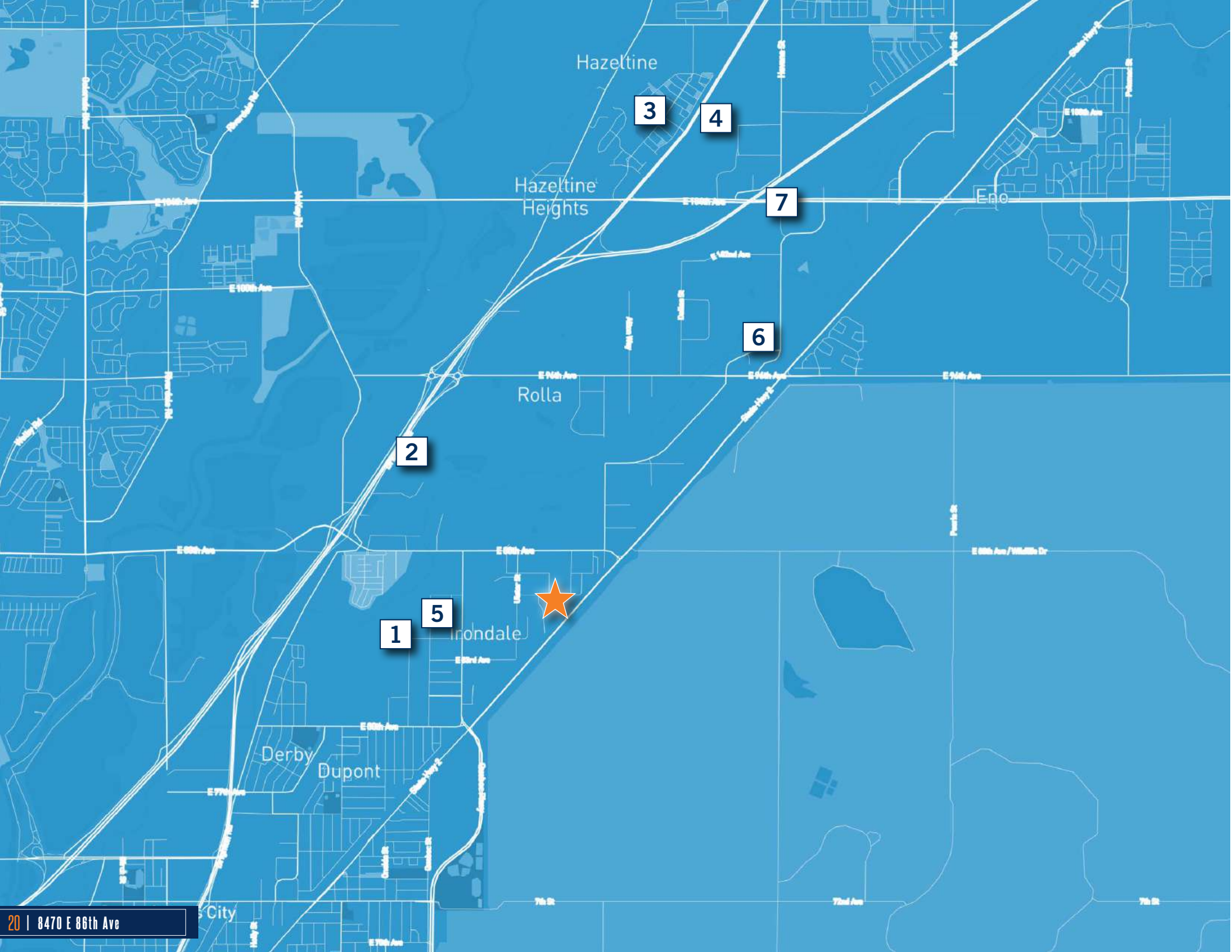
# Property Photos



# 02 SECTION

## COMPARABLE PROPERTIES

# SALES COMPARABLES SUMMARY



PROPERTY ADDRESS	BUILDING SIZE	SALE PRICE	PRICE/SF LAND	ACRES	YEAR BUILT
★ 8470 E 86th Ave, Commerce City, CO 80022	12,888 SF	TBD	TBD	9.9 AC	1987
1 8331-8361 Pontiac St, Commerce City, CO 80022	18,699 SF	\$5,000,000	\$32.61	3.52 AC	1984
2 9156 Brighton Rd, Henderson, CO 80640	27,000 SF	\$4,642,000	\$26.51	4.02 AC	2003
3 9180 Boston St, Commerce City, CO 80022	611,582 SF	\$10,525,574	\$17.21	14.04 AC	--
4 10705 Fulton St, Brighton, CO 80601	39,600 SF	\$6,000,000	\$28.40	4.85 AC	2001
5 8420-8430 Quebec St, Commerce City, CO 80022	7,000 SF	\$2,450,000	\$15.98	3.52 AC	1978
6 9752 E Hanover Ct, Henderson, CO 80640	14,500 SF	\$2,690,000	\$28.86	2.14 AC	2000
7 10399 Havana St, Henderson, CO 80640	115,434 SF	\$4,876,885	\$42.25	2.65 AC	--
<b>AVERAGES</b>	<b>119,116 SF</b>	<b>\$5,169,208</b>	<b>\$27.40</b>	<b>--</b>	<b>1993</b>

# SALES COMPARABLES



**8470 E 86TH AVENUE**  
Commerce City, CO 80022

SUGGESTED LIST PRICE	TBD
Building Size	12,888 SF
Price Per Square Foot/Land	TBD
Year Built	1987
Acres	9.9 AC

1



**8331-8361 PONTIAC STREET**  
Commerce City, CO 80022

SALE PRICE	\$5,000,000
Building Size	18,699 SF
Price Per Square Foot/Land	\$32.61
Year Built	1984
Acres	3.52 AC

2



**9156 BRIGHTON ROAD**  
Henderson, CO 80640

SALE PRICE	\$4,642,000
Building Size	27,000 SF
Price Per Square Foot/Land	\$26.51
Year Built	2003
Acres	4.02 AC

3



**9180 BOSTON STREET**  
Commerce City, CO 80022

SALE PRICE	\$10,525,574
Building Size	611,582 SF
Price Per Square Foot/Land	\$17.21
Year Built	--
Acres	14.04 AC

# SALES COMPARABLES

4



**10705 FULTON STREET**  
Brighton, CO 80601

SALE PRICE	\$6,000,000
Building Size	39,600 SF
Price Per Square Foot/Land	\$28.40
Year Built	2001
Acres	4.85 AC

5



**8420-8430 QUEBEC STREET**  
Commerce City, CO 80022

SALE PRICE	\$2,450,000
Building Size	7,000 SF
Price Per Square Foot/Land	\$15.98
Year Built	1988
Acres	3.52 AC

6



**9752 E HANOVER COURT**  
Henderson, CO 80640

SALE PRICE	\$2,690,000
Building Size	14,500 SF
Price Per Square Foot/Land	\$28.86
Year Built	2000
Acres	2.14 AC

7



**10399 HAVANA STREET**  
Henderson, CO 80640

SALE PRICE	\$4,876,885
Building Size	115,434 SF
Price Per Square Foot/Land	\$42.25
Year Built	--
Acres	2.65 AC



8470 EAST 86TH AVENUE



PROPERTY PHOTOS



8470 EAST 86TH AVENUE

# 03 SECTION

## MARKET OVERVIEW

# DENVER, COLORADO

Nicknamed the Mile High City for its 5,280-foot elevation (although officially reported as 5,279 feet), Denver's location at the base of the Rocky Mountains provides a gateway to a slew of outdoor pursuits, although it is probably best known for its devout ski and snowboard enthusiasts. There are 200 named peaks visible from Denver, including 32 that soar to 13,000 feet (4,000 meters) and above. The mountain panorama visible from Denver is 140 miles (225 km) long.

Denver boasts the 10th largest downtown in America and one of the most exciting and walkable. Within a mile radius, downtown Denver has three major sports stadiums, the nation's second-largest performing arts center, three colleges with 30,000 students, an assortment of art and history museums, a mint that produces 10 billion coins a year, a river offering white water rafting, more than 8,400 hotel rooms, a \$140 million theme and water park, a \$100 million aquarium and 300 restaurants.

Denver has more than 200 parks within the city and 20,000 acres of parks in the nearby mountains, including spectacular Red Rocks Park & Amphitheatre. The city has its own buffalo herd and every year plants more than 200,000 flowers in 26 formal flower gardens. Other mountain parks include Echo Lake, at the base of the Mount Evans highway – the highest road in North America – and Buffalo Bill's Grave on top of Lookout Mountain.





# COMMERCE CITY, COLORADO

The City of Commerce City is a home rule municipality located in Adams County, Colorado. The city population was 62,418 at the 2020 United States Census, a +35.95% increase since the 2010 United States Census. Commerce City is the 18th most populous municipality in Colorado. Commerce City is located north of Denver and is a part of the Denver–Aurora–Lakewood, CO Metropolitan Statistical Area and the Front Range Urban Corridor. Commerce City is a mixed residential and industrial community that is known for an oil refinery with a capacity of 90,000 barrels per day (14,000 m<sup>3</sup>/d), operated by Suncor. Dick’s Sporting Goods Park, a soccer stadium in Commerce City, hosts the Colorado Rapids of Major League Soccer.

Over 1,400 companies call Commerce City home, ranging from international and national headquarters to small businesses and entrepreneurs. Dick’s Sporting Goods Park in Commerce City, home of the Colorado Rapids Major League Soccer franchise Commerce City is home to an oil refinery with a capacity of 98,000 barrels per day.



# COMMERCE CITY, COLORADO DEMOGRAPHICS



**62,418**

Total Population



**\$340,100**

Median Home Value



**82,939**

Median Household Income



**17,282**

Total Households



**3.13%**

Annual Growth Rate



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