

# TURNBERRY MARKETPLACE PAD – MOTIVATED SELLER FOR QUICK CLOSE

## 10431 Quari Ct., Commerce City, CO 80022



### PROPERTY DESCRIPTION

**High visibility retail pad in Turnberry Marketplace – one of the lowest priced commercial pads on 104th Avenue.**

**MOTIVATED SELLER FOR 60+/- DAY CLOSE!**

### PROPERTY HIGHLIGHTS

- High visibility to E. 104th Ave. and Hwy 2 with 1 full movement and 3/4 movement access points
- Join 7-Eleven, Conoco, Starbucks, Turnberry Liquors, Pour Tap House and Pet Clinic
- Rapidly growing underserved trade area- heavy residential and commercial growth in Reunion, Turnberry, Buffalo Run and Aberdeen neighborhoods
- Few opportunities available for commercial pads along E. 104th
- Use by right zoning will accelerate development with Commerce City
- Across the street from proposed national convenience & gas station and other retail pads, and other proposed residential developments
- Easy access to I-76, E-470 and DIA

#### JEFFREY HIRSCHFELD, ED.D.

Antonoff & Co. Brokerage, Inc.  
CO #ER001314346  
303.454.5425  
jhirschfeld@antonoff.com

#### CHARLES NUSBAUM

Antonoff & Co. Brokerage, Inc.  
CO #EA040028301  
303.454.5420  
cnusbaum@antonoff.com

### OFFERING SUMMARY

Sale Price Just Lowered:	\$270,000 OBO (\$8.60 PSF)
Lot Size:	0.72 Acres
Zoning:	PUD (Commerce City)

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	6,250	36,012	87,841
2024 Households	1,840	11,164	27,328
Average household income	\$143,943	\$125,034	\$123,551
Businesses	138	688	1,373
Employees	911	7,083	15,054

\* Demographics and Traffic Counts provided by CoStar

**ANTONOFF**  
& CO. BROKERAGE INC.

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.

# TURNBERRY MARKETPLACE PAD – MOTIVATED SELLER FOR QUICK CLOSE

## 10431 Quari Ct., Commerce City, CO 80022



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

**CHARLES NUSBAUM**  
 Antonoff & Co. Brokerage, Inc.  
 CO #EA040028301  
 303.454.5420  
 cnusbaum@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.

# TURNBERRY MARKETPLACE PAD – MOTIVATED SELLER FOR QUICK CLOSE

10431 Quari Ct., Commerce City, CO 80022



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

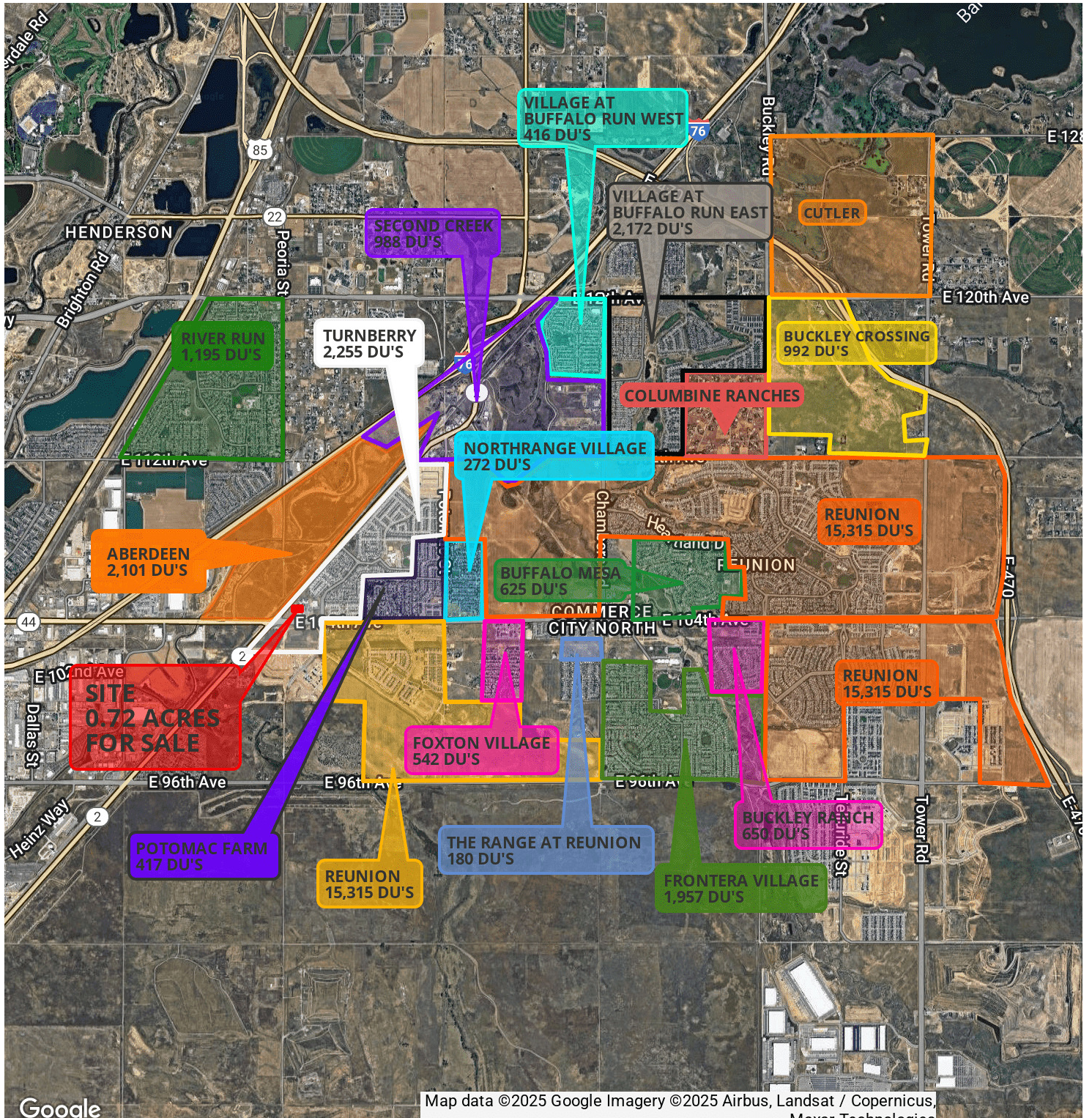
**CHARLES NUSBAUM**  
 Antonoff & Co. Brokerage, Inc.  
 CO #EA040028301  
 303.454.5420  
 cnusbaum@antonoff.com



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.

# TURNBERRY MARKETPLACE PAD – MOTIVATED SELLER FOR QUICK CLOSE

10431 Quari Ct., Commerce City, CO 80022



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

**CHARLES NUSBAUM**  
 Antonoff & Co. Brokerage, Inc.  
 CO #EA040028301  
 303.454.5420  
 cnusbaum@antonoff.com

**ANTONOFF**  
 & CO. BROKERAGE INC.

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.