

# Industrial For Sale



KW - Preferred Realty | Westminster

11859 Pecos Street; Suite 200 Westminster, CO 80234 | 303-452-3300

## C-3 Commercial Lot

Industrial For Sale

7490 E 80th Avenue, Commerce City, CO 80022, Commerce City, CO, 80022

Prepared on November 11, 2024



### Listing Details | Industrial For Sale

Secondary Uses	<b>Land, Retail</b>
Total Available Space	<b>3.57 Acres</b>
Asking Price	<b>\$1,600,000</b>
Listing Price Per SF	-
Cap Rate (Actual)	-
Terms	<b>Cash, Hard Money, Conv...</b>
Possession	<b>30 Days to 60 Days</b>
Show Instructions	<b>Call broker</b>
Vacant	<b>No</b>
Available Date	<b>Now</b>

Days On Market	<b>429 days</b>
Date Listed	<b>9/09/2023</b>
Last Modified	<b>10/18/2024</b>
Listing ID	<b>38874301</b>
Electric Service	<b>Yes, Private, Xcel</b>
Ceiling Height	-
Dock High Doors	-
Grade Level Doors	-
Owner Occupied	<b>Yes</b>
Parking Spaces	-

### Property Details

Property Type	<b>Land</b>
Sub Type	-
Zoning	<b>C-3</b>
Building Status	<b>Existing</b>
Building Size	<b>1,311 SF</b>
Land Size	<b>3.57 Acres / 155,596 SF</b>
Number of Buildings	<b>2</b>

Floors	<b>1</b>
Year Built	<b>1922</b>
Primary Construction	-
Occupancy Type	<b>Single Tenant</b>
Parcels	<b>0172133207007</b>
Legal Owner	<b>The Bergland Revocabl...</b>
Submarket	<b>CO - I-76/Brighton</b>

### Description

**NEW PRICE!** Development Opportunity C-3 Commercial Zoning. Ready for your project. Great corner lot with 356 ft. of Frontage along 80th Ave. Flat topography, Fenced, No neighbors on three sides, City water and sewer, Recently graded for improved erosion control and drainage. High traffic count location. Easy access to Highway & Truck Routes. Development in the area. Ideal location for your Business or your Buy & Hold strategy. C-3 Zoning. USES ALLOWED BY RIGHT: Bar, tavern, night club, Brewpub, Catering services, Restaurant with drive-thru/up, Bank or financial institution, Convenience store/grocery store, Liquor store, delicatessen, retail bakery, specialty food market, coffee shop, Community garden, Greenhouse/nursery/tree production (with no outdoor storage), Veterinary offices or clinics, Building Materials & Services (Retail) All other similar uses (plumbing, electrical, lumber & building equipment without outdoor storage), Fuel sales with minor vehicle repair, Funeral home, Business or professional (including medical/dental office/clinics), Massage therapy office/clinics, Instructional services, studios, Bingo establishments/social gaming outlet/performance...

### Contact



**Rumaldo Ulibarri**  
303-909-3449  
r.ulibarri@kw.com

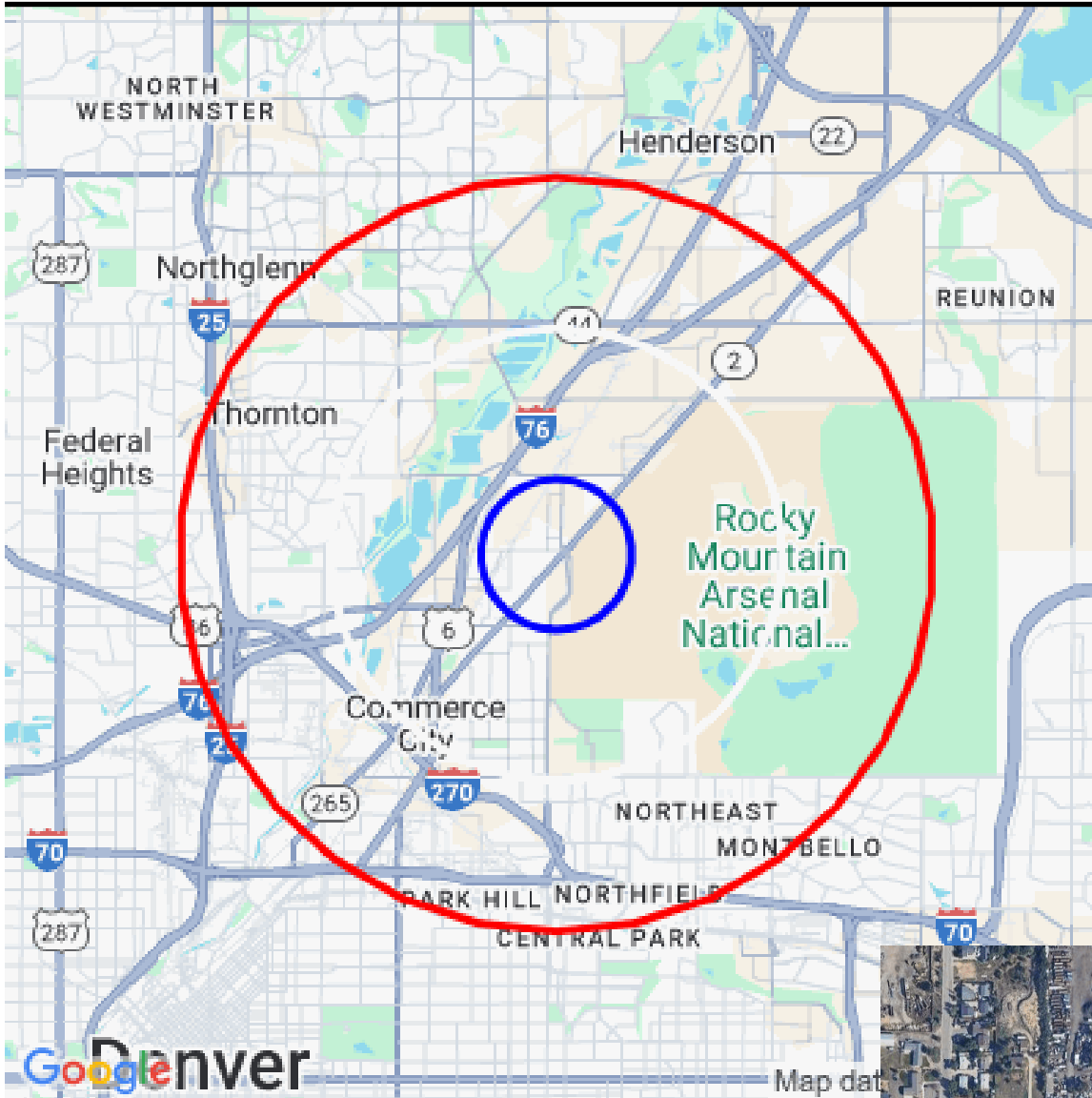


KW - Preferred Realty | Westminster



© Copyright Catylist. All Rights Reserved. The information presented herein is provided as is, without warranty of any kind. Neither the administrators of this site nor Catylist assume any liability for errors or omissions.

## Demographic Report



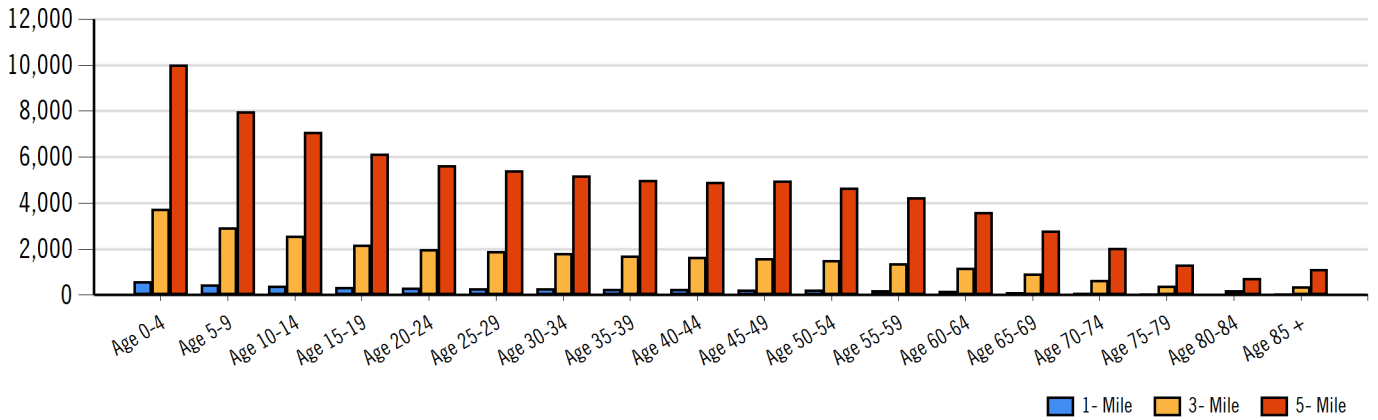
### 7490 E 80 Ave

#### Population

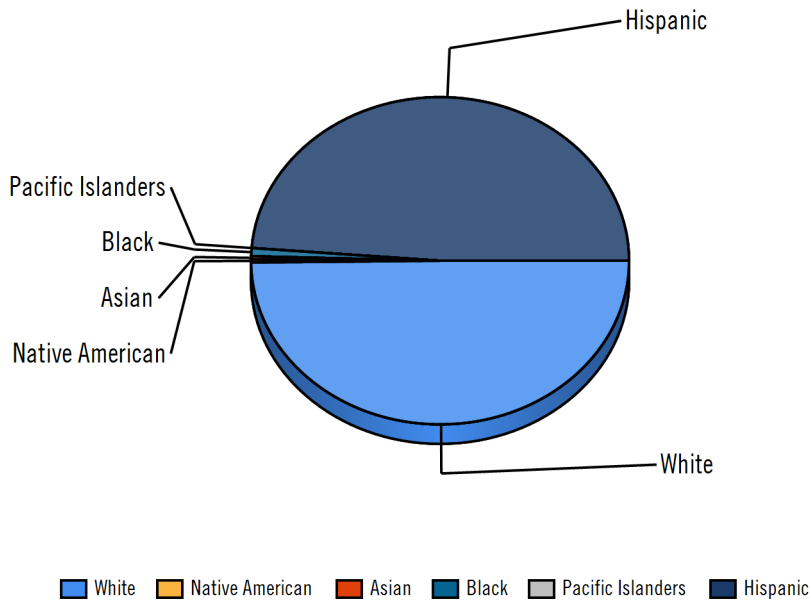
Distance	Male	Female	Total
1- Mile	2,186	2,289	4,475
3- Mile	14,582	14,230	28,812
5- Mile	42,209	40,743	82,952



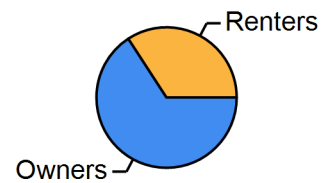
### Population by Distance and Age (2020)



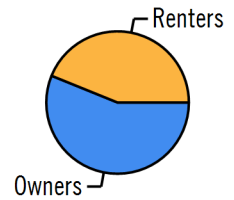
### Ethnicity within 5 miles



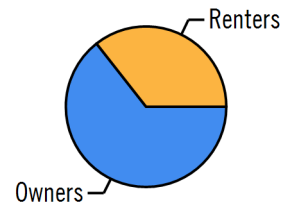
### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



### Employment by Distance

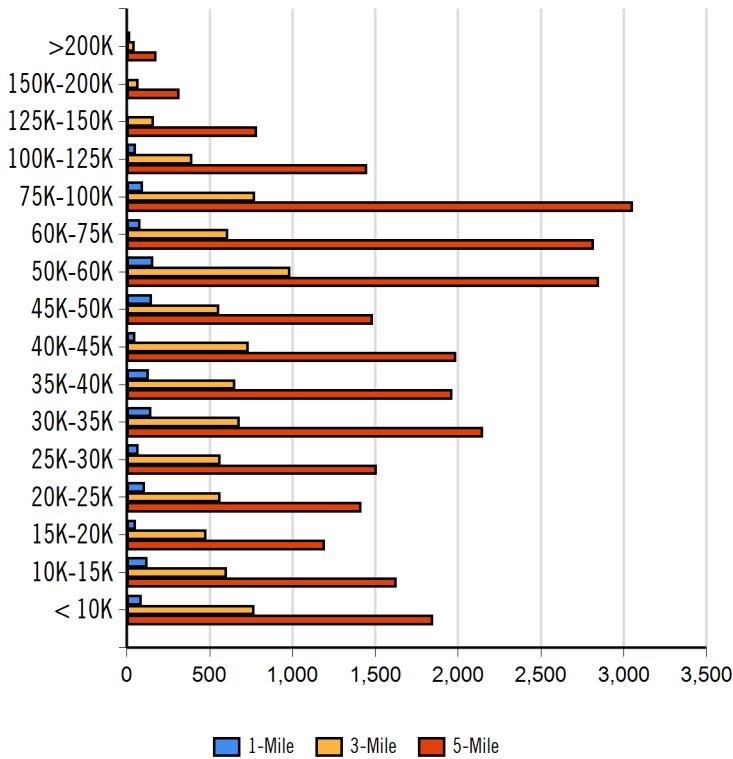
Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,703	98	1.82 %
3-Mile	11,326	586	3.25 %
5-Mile	36,645	1,563	3.14 %



## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	5	0	201	233	87	263	157	10	119	300	145	7	168
3-Mile	25	39	1,798	891	614	1,521	1,043	205	1,186	1,685	1,239	217	717
5-Mile	133	169	4,691	3,202	1,973	4,780	2,683	892	3,905	5,660	3,694	1,362	2,442

## Household Income



Radius	Median Household Income
1-Mile	\$28,121.43
3-Mile	\$42,922.30
5-Mile	\$46,316.20

Radius	Average Household Income
1-Mile	\$38,088.71
3-Mile	\$49,164.35
5-Mile	\$53,775.70

Radius	Aggregate Household Income
1-Mile	\$57,785,873.69
3-Mile	\$400,813,615.01
5-Mile	\$1,408,695,834.49

## Education

	1-Mile	3-mile	5-mile
Pop > 25	2,328	15,408	46,093
High School Grad	605	5,221	15,400
Some College	402	2,839	9,782
Associates	95	808	2,545
Bachelors	77	415	2,533
Masters	35	117	605
Prof. Degree	30	118	384
Doctorate	27	102	295

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	30 %	40 %	42 %
Teen's	44 %	83 %	84 %
Expensive Homes	0 %	9 %	16 %
Mobile Homes	35 %	146 %	117 %
New Homes	25 %	81 %	127 %
New Households	31 %	67 %	76 %
Military Households	0 %	0 %	1 %
Households with 4+ Cars	73 %	113 %	122 %
Public Transportation Users	14 %	40 %	48 %
Young Wealthy Households	0 %	26 %	32 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	52,982,365		352,474,011		1,138,992,206	
<b>Average annual household</b>	34,302		40,528		42,252	
<b>Food</b>	4,610	13.44 %	5,388	13.29 %	5,580	13.21 %
Food at home	3,166		3,630		3,735	
Cereals and bakery products	447		513		529	
Cereals and cereal products	160		183		189	
Bakery products	286		329		339	
Meats poultry fish and eggs	646		739		752	
Beef	150		173		175	
Pork	120		135		138	
Poultry	122		139		141	
Fish and seafood	101		116		118	
Eggs	53		60		62	
Dairy products	308		357		369	
Fruits and vegetables	632		726		751	
Fresh fruits	92		106		110	
Processed vegetables	126		144		148	
Sugar and other sweets	117		135		138	
Fats and oils	102		115		119	
Miscellaneous foods	600		685		706	
Nonalcoholic beverages	280		318		325	
Food away from home	1,443		1,757		1,844	
Alcoholic beverages	218		274		289	
<b>Housing</b>	12,932	37.70 %	15,063	37.17 %	15,605	36.93 %
Shelter	7,767		9,065		9,407	
Owned dwellings	4,334		5,144		5,424	
Mortgage interest and charges	2,092		2,519		2,693	
Property taxes	1,447		1,715		1,804	
Maintenance repairs	794		908		926	
Rented dwellings	2,956		3,299		3,328	
Other lodging	477		622		655	
Utilities fuels	3,244		3,694		3,797	
Natural gas	293		336		347	
Electricity	1,330		1,507		1,538	
Fuel oil	118		136		141	
Telephone services	1,005		1,144		1,181	
Water and other public services	495		569		588	
<b>Household operations</b>	806	2.35 %	973	2.40 %	1,016	2.40 %
Personal services	204		261		278	
Other household expenses	602		711		738	
Housekeeping supplies	434		503		516	
Laundry and cleaning supplies	124		141		145	
Other household products	247		289		297	
Postage and stationery	62		73		73	
Household furnishings	679		825		867	
Household textiles	49		61		64	
Furniture	117		156		168	
Floor coverings	15		19		20	
Major appliances	116		129		134	
Small appliances	64		77		77	
Miscellaneous	316		382		402	
<b>Apparel and services</b>	880	2.57 %	1,070	2.64 %	1,101	2.61 %
Men and boys	160		191		201	
Men 16 and over	131		155		165	
Boys 2 to 15	29		36		35	
Women and girls	330		397		406	



**Rumaldo Ulbarri**  
 r.ulbarri@kw.com  
 303-909-3449



Women 16 and over	268	327	335
Girls 2 to 15	61	70	70
Children under 2	71	82	84

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	52,982,365		352,474,011		1,138,992,206	
<b>Average annual household</b>	34,302		40,528		42,252	
<b>Transportation</b>	4,799	13.99 %	5,609	13.84 %	5,855	13.86 %
Vehicle purchases	1,034		1,219		1,302	
Cars and trucks new	525		609		664	
Cars and trucks used	480		579		602	
Gasoline and motor oil	1,631		1,872		1,940	
Other vehicle expenses	1,858		2,166		2,243	
Vehicle finance charges	119		143		153	
Maintenance and repairs	631		739		768	
Vehicle insurance	894		1,030		1,055	
Vehicle rental leases	212		253		266	
Public transportation	275		350		368	
<b>Health care</b>	2,835	8.26 %	3,254	8.03 %	3,382	8.00 %
Health insurance	1,903		2,173		2,244	
Medical services	552		646		687	
Drugs	291		330		343	
Medical supplies	88		103		107	
<b>Entertainment</b>	2,029	5.92 %	2,402	5.93 %	2,515	5.95 %
Fees and admissions	314		403		432	
Television radios	802		918		947	
Pets toys	738		877		913	
Personal care products	430		511		534	
Reading	38		45		46	
Education	679		914		940	
Tobacco products	352		388		392	
<b>Miscellaneous</b>	559	1.63 %	664	1.64 %	693	1.64 %
<b>Cash contributions</b>	984		1,133		1,184	
<b>Personal insurance</b>	2,951		3,807		4,129	
Life and other personal insurance	114		139		144	
Pensions and Social Security	2,837		3,667		3,985	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	3,704	2,790	26.39 %	660	2,778	2,300	1,404	202
3-Mile	2020	17,105	12,902	31.47 %	3,439	12,564	11,425	5,680	1,296
5-Mile	2020	46,831	35,722	30.04 %	9,323	34,367	32,455	14,376	3,600
1-Mile	2023	3,787	2,790	28.80 %	677	2,837	2,378	1,409	425
3-Mile	2023	17,359	12,902	33.36 %	3,489	12,750	11,735	5,624	2,353
5-Mile	2023	47,204	35,722	31.36 %	9,419	34,618	33,270	13,934	6,952



# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 7490 E 80 Ave, Commerce City, CO 80022

## CITY, STATE

**Commerce City, CO**

## POPULATION

**54,738**

## AVG. HHSIZE

**3.01**

## MEDIAN HH INCOME

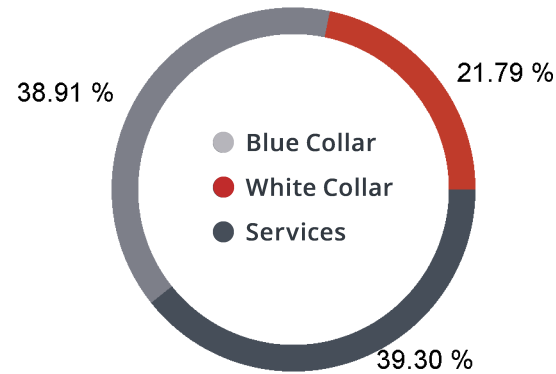
**\$44,133**

## HOME OWNERSHIP

Renters: **6,476**

Owners: **10,339**

## EMPLOYMENT



**42.75 %**

Employed

**2.00 %**

Unemployed

## EDUCATION

High School Grad: **33.36 %**

Some College: **18.11 %**

Associates: **5.03 %**

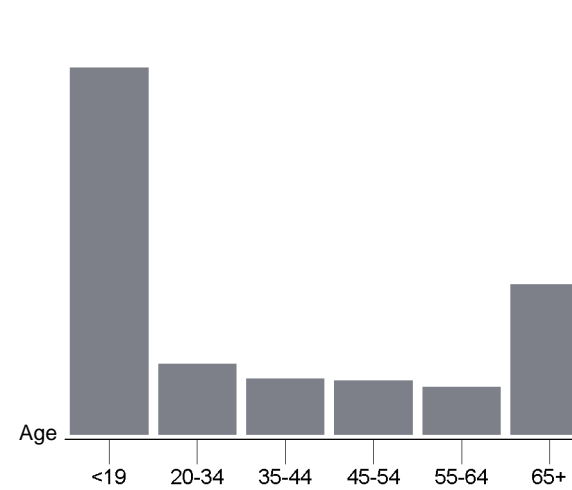
Bachelors: **8.32 %**

## GENDER & AGE

**50.96 %**



**49.04 %**



## RACE & ETHNICITY

White: **35.02 %**

Asian: **0.01 %**

Native American: **0.12 %**

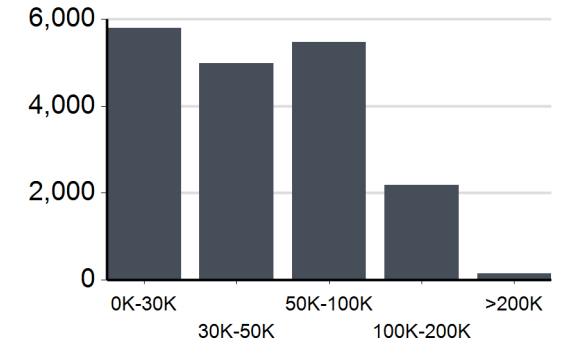
Pacific Islanders: **0.00 %**

African-American: **0.35 %**

Hispanic: **42.39 %**

Two or More Races: **22.11 %**

## INCOME BY HOUSEHOLD



## HH SPENDING



Housing

**\$15,075**



Grocery

**\$5,405**



Travel

**\$5,622**



Entertainment

**\$2,409**



Electricity

**\$1,498**



Apparel

**\$1,085**



Furniture

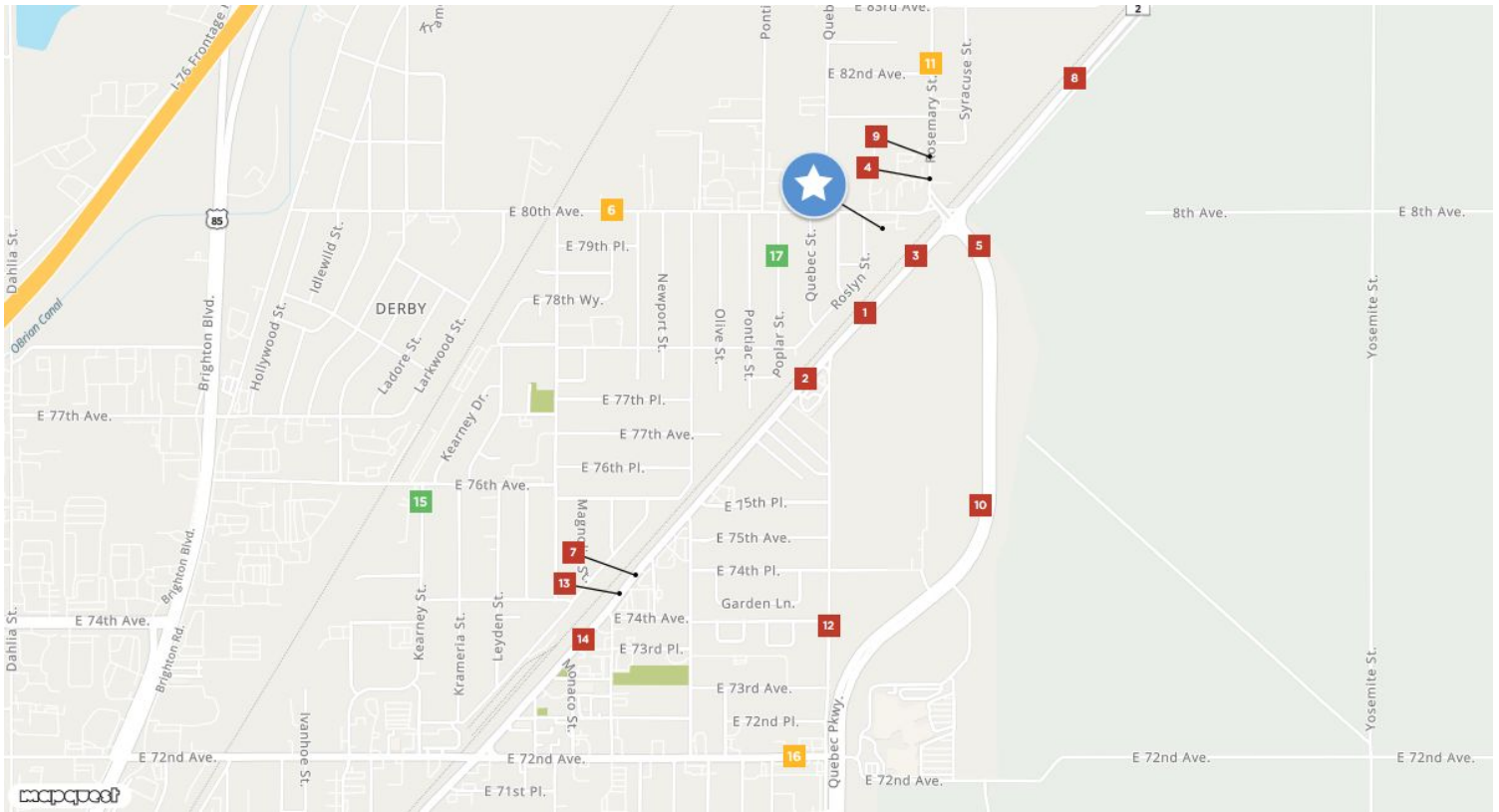
**\$163**



Gas

**\$335**

## Traffic Counts



<b>State Highway 2</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">1</span> E 80th Ave Year: 2021 12,154 Year: 2018 13,163	<b>HW Y2</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">2</span> Quebec St Year: 2019 11,000 Year: 2006 13,100 Year: 2006 10,789	<b>State Hwy 2</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">3</span> E 80th Ave Year: 2018 13,163 Year: 2014 11,000 Year: 2013 11,000	<b>Rosemary Street</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">4</span> E 80th Ave Year: 2018 17,040	<b>Quebec Parkway</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">5</span> Hwy 2 Year: 2018 25,688
<b>East 80th Avenue</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">6</span> Niagara St Year: 2018 6,995	<b>State Highway 2</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">7</span> Newport St Year: 2018 12,038	<b>State Hwy 2</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">8</span> Prairie Pkwy Year: 2017 12,314 Year: 2014 13,058 Year: 2011 14,000	<b>Rosemary St</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">9</span> E 81st Ave Year: 2015 14,096	<b>Quebec Pkwy</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">10</span> Prairie Pkwy Year: 2015 28,445 Year: 2011 14,500 Year: 2007 12,200
<b>Rosemary St</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">11</span> E 82nd Ave Year: 2011 9,700 Year: 2009 7,500 Year: 1999 6,599	<b>Quebec St</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">12</span> E 74th Ave Year: 2011 14,991 Year: 1998 11,000	<b>State Hwy 2</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">13</span> Magnolia St Year: 2008 11,100 Year: 2007 11,500 Year: 2006 13,100	<b>State Hwy 2</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">14</span> Monaco St Year: 2006 11,875	<b>Kearney St</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">15</span> E 76th Ave Year: 2004 3,224
<b>E 72nd Ave</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">16</span> Poplar St Year: 2001 6,220	<b>Poplar St</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">17</span> E 80th Ave Year: 2000 406			

