

# NORTH RANGE TOWN CENTER EXPANSION II

FOR LEASE

15320 E. 103rd Place, Unit B & Unit C, Commerce City, CO 80022



## PROPERTY DESCRIPTION

4,000 SF (DIVISIBLE) COMING IN Q3/Q4 2026 WITH BELOW MARKET EXPENSES

## PROPERTY HIGHLIGHTS

- Join Goddard School, Reunion Optical, Pizza Hut, Walgreens, Riverdale Wine & Liquors, Grease Monkey, Taco Bell, O'Reilly Auto, Compass Bank, Christian Brothers, 7-Eleven and many other small shop retailers in this to be built modern addition to North Range Town center
- This new retail/office strip will commence construction in 2025 by the current owner of the Goddard School
- Plans have been approved
- Delivery date: 6-9 months from MEC
- Most retail and office uses allowed but not

## OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
Available SF:	4,000 SF (divisible)
Building Size:	4,000 SF

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Total Population	12,495	41,302	50,394
2029 Population Projection	13,193	44,050	53,499
2024 Total Households	3,455	10,736	13,593
Average Household Income	\$117,860	\$138,579	\$133,472
Businesses	160	565	1,043
Employees	1,121	4,306	10,935

## JEFFREY HIRSCHFELD, ED.D.

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## PROPERTY LOCATION DESCRIPTION

- The adjacent North Range Town Center is 100% occupied with many successful "Mom & Pop" tenants who have occupied this shopping center for years
- Catty corner from 123,000 SF King Soopers-anchored shopping center in the Reunion neighborhood with 4 corners of vibrant co-tenants like McDonalds, Dunkin Donuts, Les Schwab Tires, ACE Hardware, Dollar Tree, Dion's Pizza, 1st Bank, AutoZone, Panda Express, Dutch Bros., Brakes Plus, Wendy's, Popeye's Kitchen, Ziggi's Coffee, Ent Credit Union, State House Sports Bar, Papa Murphy's, Great Clips and many other suburban-focused tenants!
- Growing trade area
- 45 dedicated parking spaces shared exclusively with the Goddard School
- Signalized intersection surrounded by residential neighborhood in all directions
- Frontage road access

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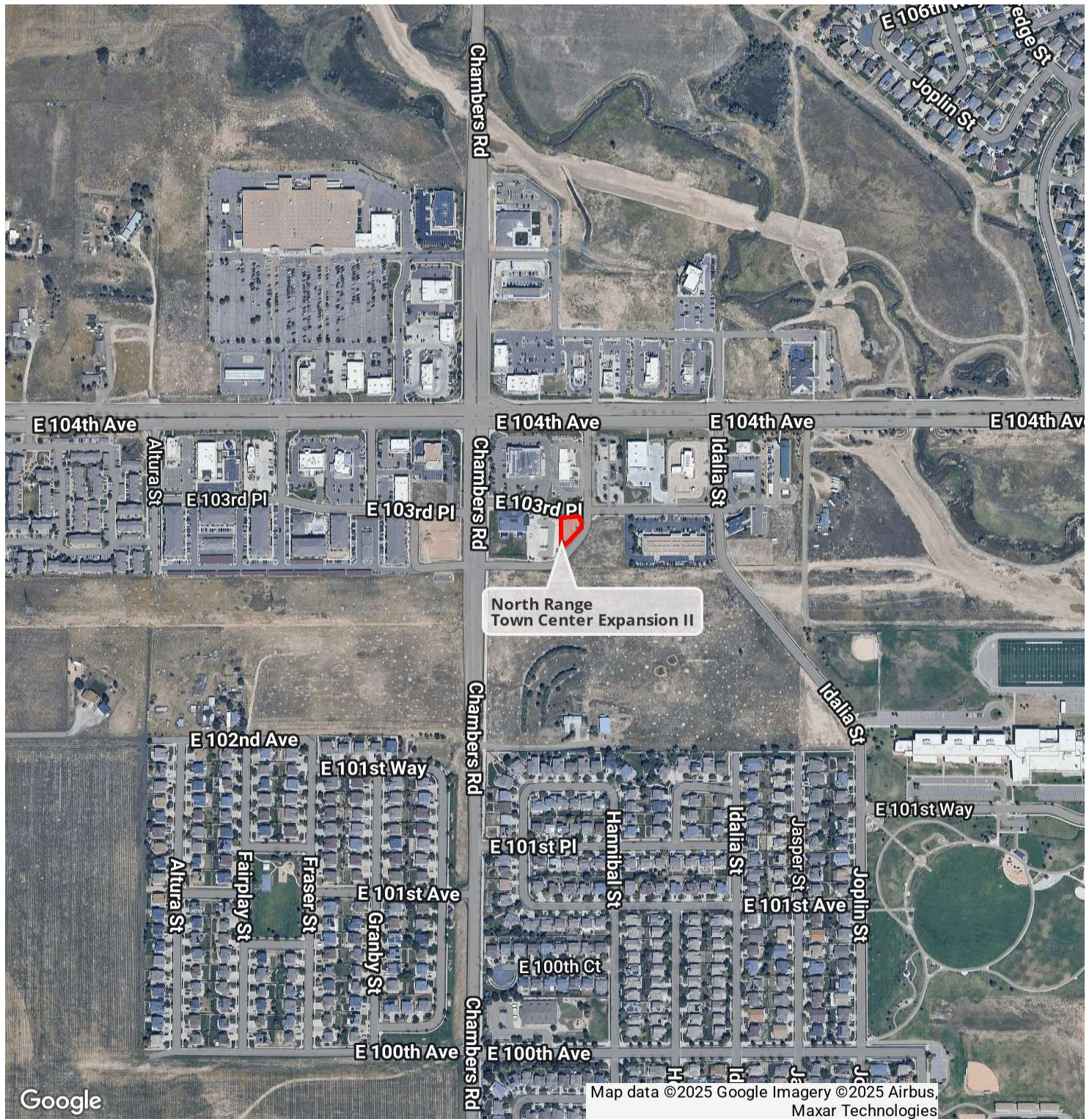
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[Additional Photos](#)

[Antonoff & Co. Brokerage, Inc.](#)

[1528 Wazee Street](#)

[Denver, CO 80202](#)

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## FRONT ELEVATION

N.T.S.

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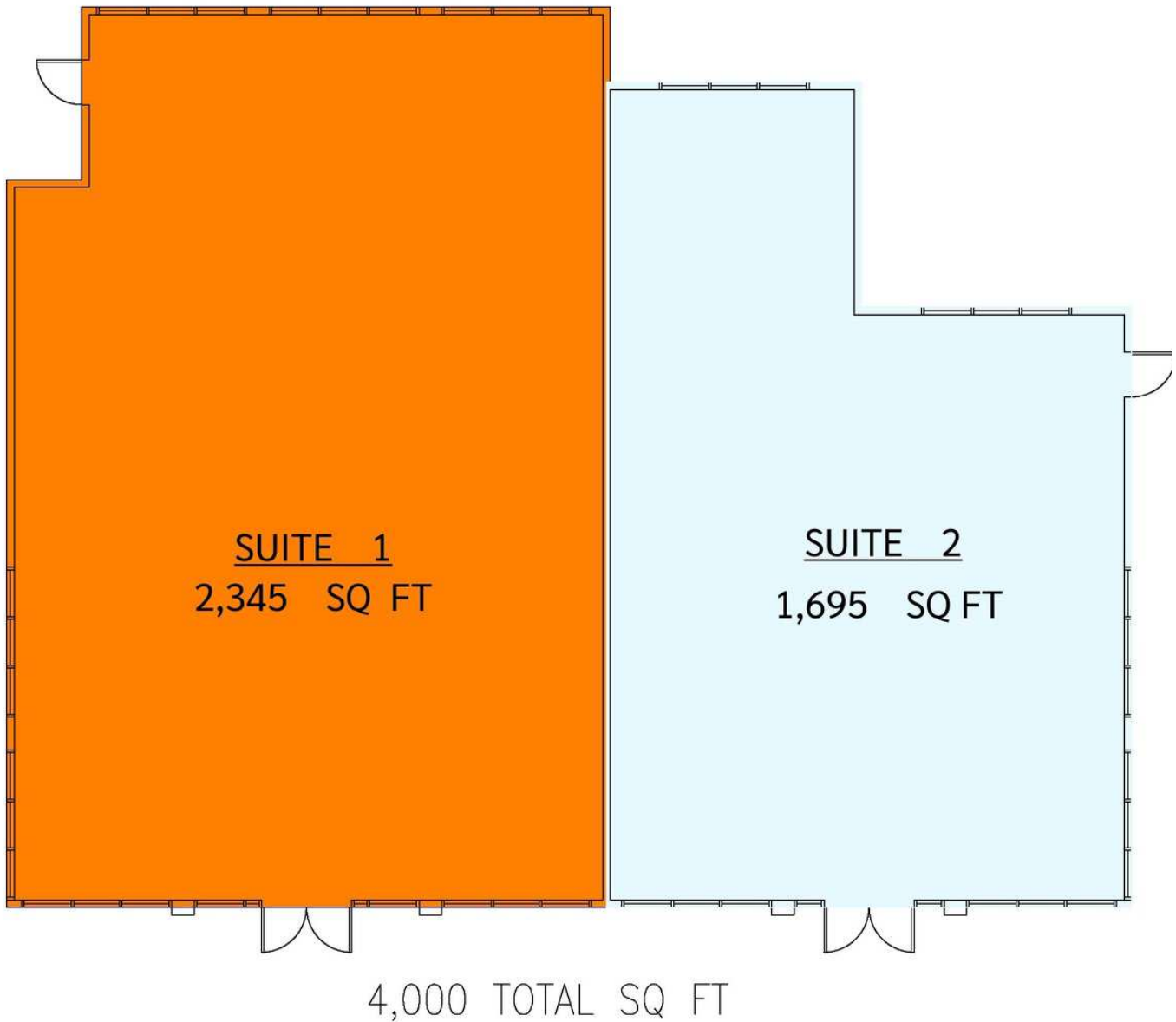
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## OFFICE SHELL FLOOR PLAN

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**DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.**

## **BROKERAGE DISCLOSURE TO TENANT**

### **DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

**Landlord's Agent:** A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

**Tenant's Agent:** A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

**Transaction-Broker:** A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

**Customer:** A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

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### **RELATIONSHIP BETWEEN BROKER AND TENANT**

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

[15320 E. 103rd Pl., Unit B & Unit C, Commerce City, CO 80022](#)

or real estate which substantially meets the following requirements:

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Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

#### **CHECK ONE BOX ONLY:**

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.



**CHECK ONE BOX ONLY:**

- ☒ **Customer.** Broker is the ☒ landlord's agent ☐ landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: ☒ Show the premises ☒ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.
- ☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.
- ☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

**THIS IS NOT A CONTRACT.**

If this is a residential transaction, the following provision applies:

**MEGAN'S LAW.** If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

**TENANT ACKNOWLEDGMENT:**

Tenant acknowledges receipt of this document on \_\_\_\_\_.

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant

**BROKER ACKNOWLEDGMENT:**

On \_\_\_\_\_, Broker provided \_\_\_\_\_ (Tenant) with this document via \_\_\_\_\_ and retained a copy for Broker's records.

Brokerage Firm's Name: Antonoff Co. & Brokerage, Inc.

Jeffrey Hirschfeld Ed.D. 10/08/2025  
Broker Antonoff & Co. Brokerage, Inc.  
By Jeffrey Hirschfeld Ed.D.