



## PROPERTY DETAILS

AVAILABLE FOR SALE OR LEASE

Pads, inline, anchor, and junior anchor sites available

Highly visible to Hwy 85, I-76 & 104th

New signalized entrance and turn lanes off of 104th Ave & Brighton Rd have been funded

Contact broker for asking price and other details

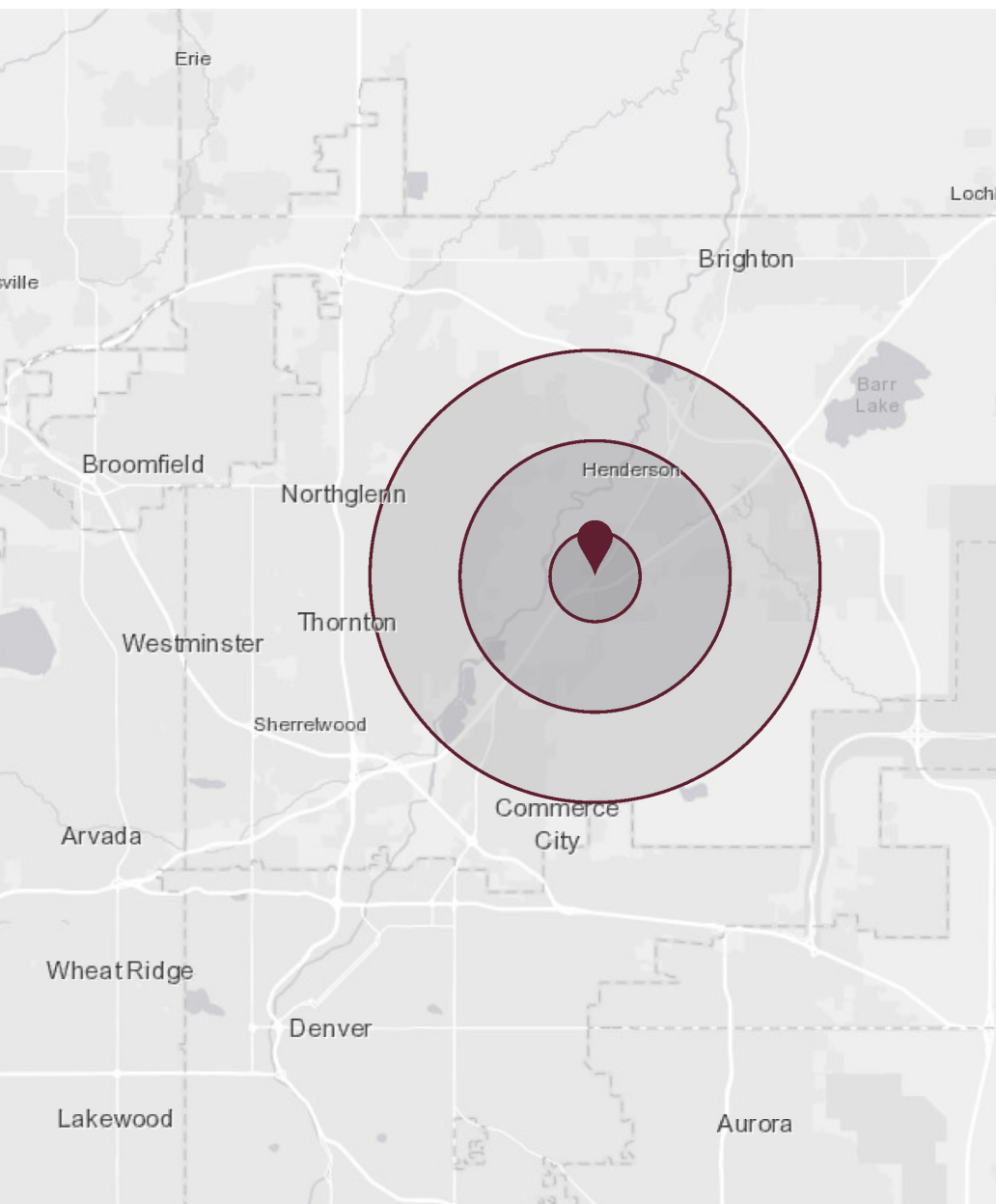






# LOCAL DEMOGRAPHICS

SWC 104th Avenue & Highway 85 Commerce City, CO 80022



## DEMOGRAPHICS

| Categories                     | 1 mile    | 3 mile    | 5 miles   |
|--------------------------------|-----------|-----------|-----------|
| Estimated Population           | 2,897     | 41,489    | 169,686   |
| Average Household Income       | \$118,398 | \$139,000 | \$128,223 |
| Daytime Population (Employees) | 2,607     | 9,955     | 30,224    |
| Number of Businesses           | 158       | 721       | 2,602     |

Source: ESRI 2025

## TRAFFIC COUNTS

| Location                      | Cars/Day |
|-------------------------------|----------|
| Hwy 85 northeast of 104th Ave | 34,000   |
| Hwy 85 southwest of 104th Ave | 41,000   |
| 104th Ave west of Hwy 85      | 16,000   |
| 104th Ave east of Hwy 85      | 18,000   |

Source: CDOT 2023



## TRADE AREA

SWC 104th Avenue &amp; Highway 85 Commerce City, CO 80022



CHRIS COOK

303.370.7477

ccook@sullivanhayes.com



**SullivanHayes**  
BROKERAGE

5570 DTC Parkway, Suite 100, Greenwood Village, CO 80111 | 303.534.0900 | SullivanHayes.com