

# 6071

## E 72ND AVE

COMMERCE CITY, CO 80022

SALE PRICE & LEASE RATE

**\$1,675,000** ~~\$1,850,000~~

**\$15 - \$16 SF/YR** ~~\$17 SF/YR (NNN)~~



**PROPERTY IS DEMISABLE!**

**YOUR SIGN HERE**

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# PROPERTY HIGHLIGHTS

Address	6071 E 72nd Ave Commerce City, CO 80022
Sale Price:	\$1,675,000 <del>\$1,850,000</del>
Lease Rate:	\$15-\$16/SF <del>\$17/SF</del> + NNN
Estimated NNN's	\$8.50/ SF
Building Size	7,903 SF
Available Space	3,000-7,903 SF (Demisable)
Lot Size	33,670 SF
Zoning:	C-2
Year Built	2004
Parking	32 + Spaces

## PROPERTY DESCRIPTION

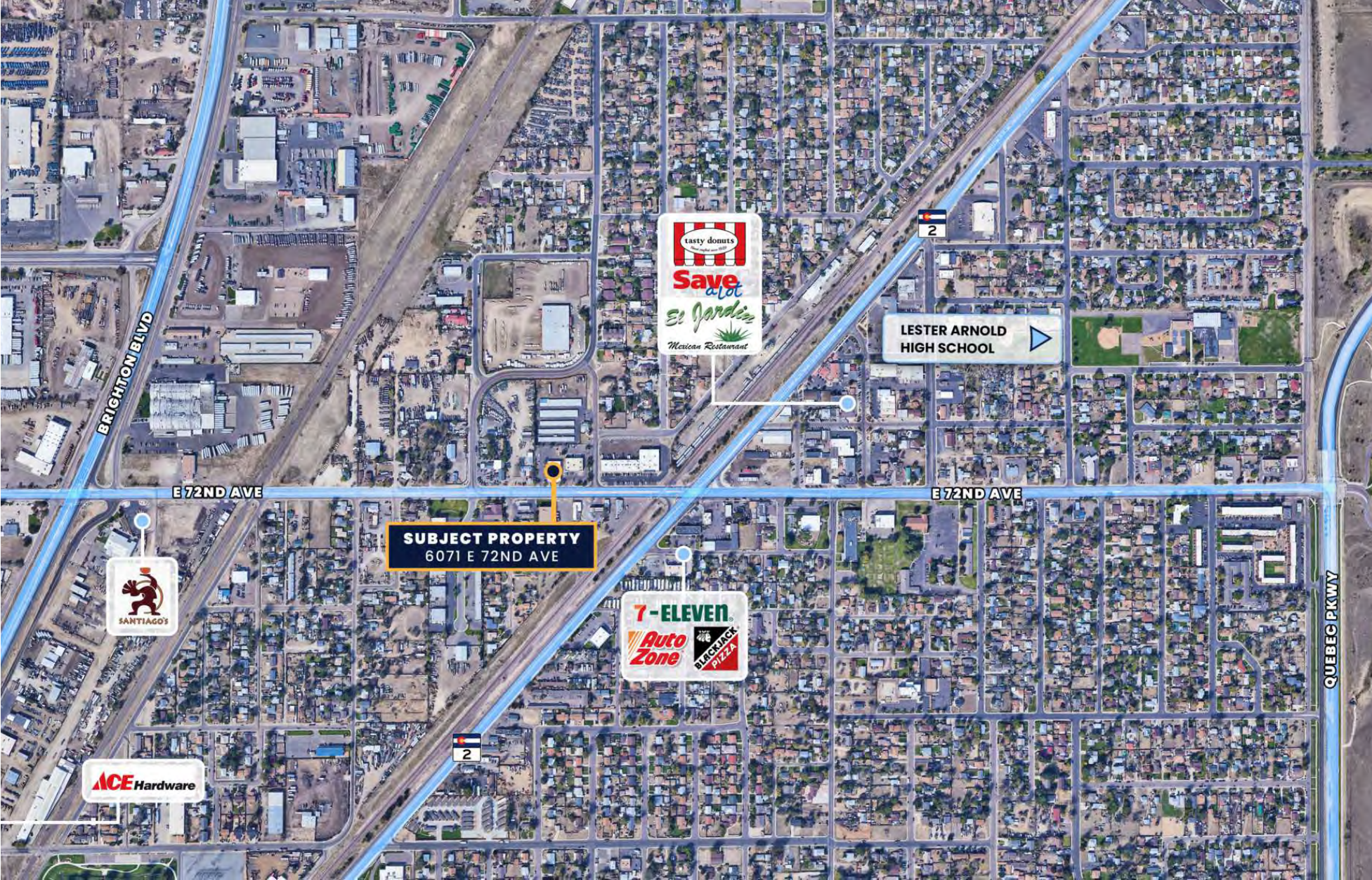
Unique Properties is pleased to present this prime commercial real estate opportunity, 6071 E 72nd Ave in Commerce City within Adams County. A 7,903 SF freestanding building, situated on a 33,670 SF lot along the bustling 72nd Avenue. Ideal for both owner/users and investors, this property offers established retail space in the heart of Commerce City. With high visibility, strategic positioning, and a reputable tenant, it presents an established retail opportunity for those looking to capitalize on potential future growth and development in this thriving commercial area.

- 16,499 Vehicles per Day & 32+ Parking Spaces
- Roof Recently Repaired
- Signage Available
- Available Immediately





# LOCATION MAP



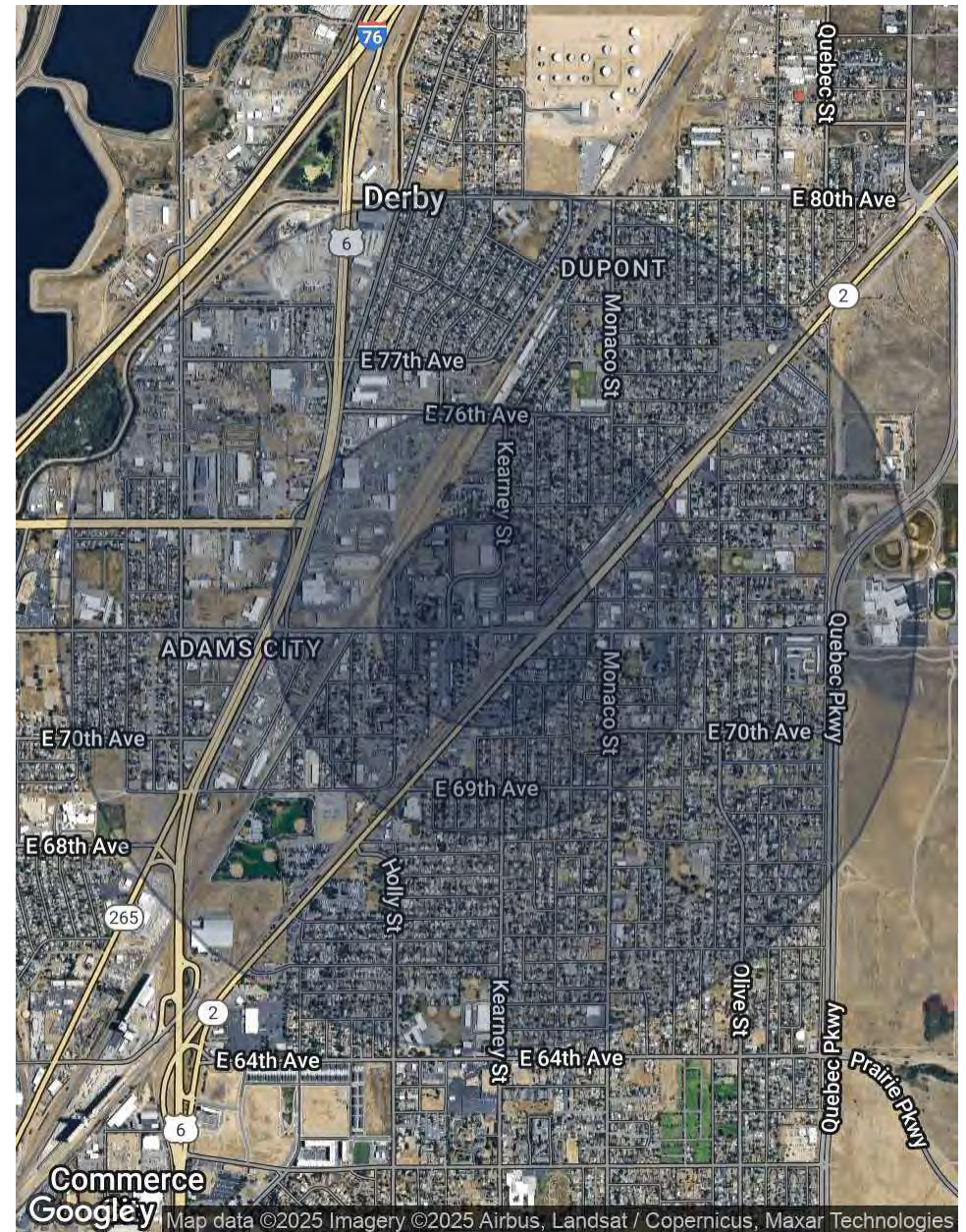
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	940	3,636	15,271
Average Age	29.7	30.2	31.3
Average Age (Male)	32.2	32.7	32.5
Average Age (Female)	27.5	27.2	30.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	279	1,111	4,484
# of Persons per HH	3.4	3.3	3.4
Average HH Income	\$54,826	\$52,468	\$57,083
Average House Value	\$216,849	\$226,467	\$246,398

2020 American Community Survey (ACS)





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