

# 15955 E 120th Avenue

3.49 AC Commercial Land for Sale in Commerce City



# PROPERTY SUMMARY

## Commercial Land Opportunity in Commerce City, Colorado

15955 E. 120th Avenue presents a premier commercial development opportunity ideally located in the heart of Commerce City. Encompassing approximately 3.49 acres, this expansive site provides the flexibility and scale to accommodate a wide variety of commercial uses, including retail, mixed-use, and service-oriented developments. Positioned along the highly trafficked E. 120th Avenue corridor, the property benefits from strong visibility, convenient access, and excellent frontage—key drivers for long-term value and user demand. The surrounding area is experiencing significant growth, with a dynamic mix of recently completed projects, active construction, and planned developments contributing to a rapidly evolving commercial landscape. The site offers exceptional regional connectivity with immediate access to major transportation routes, including I-76, E-470, and Highway 85, allowing for efficient access throughout Commerce City and the greater Denver metro area. Whether for an owner-user seeking a strategic location, an investor targeting a high-growth submarket, or a developer looking to capitalize on strong market momentum, 15955 E. 120th Avenue represents a rare opportunity to secure a high-profile commercial site within one of Commerce City's most active & desirable corridors.

**Now Priced ½ off at \$995,000 (\$6.55/SF)!**

**Motivated Seller – Will Consider ALL Offers!**

## COMMUNITY HIGHLIGHTS/DEVELOPMENT

- Outlook: 361 Single-Family Homes & 114 Condominiums
- The Villages at Buffalo Run: 637 Single-Family Homes
- The Highlands at Buffalo Run: 165 Single-Family Homes
- Buffalo Mesa: 468 Single-Family Homes
- Reunion: 2,000+ Residences (Planned for 10,000+)

**Buffalo Run Golf Course** - Located across the street, Buffalo Run Golf Course was designed by renowned golf course architect Keith Foster, Buffalo Run measures 7,411 yards from the back tees and 5,277 yards from the forward tees with a par of 72.

**Great Location** - Located on a desirable corner lot with fantastic visibility and high traffic counts of 17,349 average vehicles per day. Easy access to I-76 and E-470, and nearby Highway 85, as well as a 12-minute drive to DIA.



## PROPERTY DETAILS

SALES PRICE	\$995,000 (\$6.55/SF)
LOT SIZE	3.49 AC
COUNTY	ADAMS
ZONING	PUD
EST. TAXES (2024)	\$24,000
PARCEL NUMBER	0156932320138 & 0156932320139
LEGAL	SUB:THE VILLAGE AMENDMENT NO 2 LOT:1 & 2

# AREA HIGHLIGHTS



## SEVERAL PROPOSED HOUSING DEVELOPMENTS NEARBY



**EASY ACCESS TO I-76  
AND E-470**



## ACTIVE 120TH AVENUE ROAD IMPROVEMENTS



20-25 MINUTES TO DENVER  
AIRPORT (DIA)



## The E 120th Avenue Improvement Project

The E. 120th Avenue Improvement Project will enhance the corridor between Chambers Road and Buckley Road to improve safety, traffic flow, and accessibility. Planned upgrades include additional travel and turn lanes (4), new curb and gutter, sidewalks, improved drainage systems, enhanced street lighting, and landscaping improvements.

Construction is now underway and is anticipated to take approximately one year with a completion timeframe of late 2026 or early 2027.

### PROJECT TIMELINE

- > Construction began the week of December 8th, 2025
- > The E. 120th Avenue Improvement Project (from Chambers Road to Buckley Road) is anticipated to take approximately one year with a completion timeframe of late 2026 or early 2027

## DEMOCRAPHICS

POPULATION 2024	1 mi	6,332
	2 mi	14,521
	3 mi	39,848
MEDIAN AGE	1 mi	37.3
	2 mi	36.9
	3 mi	35.1
2024 HOUSEHOLDS	1 mi	2,052
	2 mi	4,628
	3 mi	12,350
AVERAGE HOUSEHOLD INCOME	1 mi	\$141,817
	2 mi	\$148,084
	3 mi	\$139,261
2029 POPULATION PROJECTION	1 mi	6,712
	2 mi	15,423
	3 mi	42,436

## CONSUMER INFO & BUSINESSES

DAYTIME EMPLOYEES	1 mi	757
	2 mi	1,644
	3 mi	5,034
AREA BUSINESSES	1 mi	65
	2 mi	155
	3 mi	570
TOTAL CONSUMER SPENDING	1 mi	\$96,173,598
	2 mi	\$223,739,733
	3 mi	\$571,704,668

## COMMERCE CITY, COLORADO

Commerce City is a rapidly evolving municipality northeast of downtown Denver, recognized for its strategic location, diverse economic base, and business-friendly climate. Anchored by major transportation infrastructure—including I-70, I-76, E-470, Highway 85, and close proximity to Denver International Airport—the city serves as a critical logistics, distribution, and employment hub for the greater Denver metro area. Commerce City is home to a strong mix of industrial, commercial, and emerging mixed-use developments, with ongoing public and private investment driving continued growth and modernization.

Beyond its economic strengths, Commerce City offers a high quality of life supported by expanding residential communities, retail corridors, and recreational amenities. The city is home to the Rocky Mountain Arsenal National Wildlife Refuge, providing thousands of acres of preserved open space, trails, and wildlife viewing, as well as Dick's Sporting Goods Park, the home of the Colorado Rapids. With a forward-thinking approach to planning, infrastructure investment, and economic development, Commerce City continues to attract businesses, developers, and residents seeking long-term opportunity in a well-connected and growing Front Range market.





# 15955 E 120th Avenue

3.49 AC OF  
COMMERCIAL LAND  
IN COMMERCE CITY, CO

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Commercial

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