

# TOWER RD COMMERCIAL DEVELOPMENT OPPORTUNITY ADJACENT TO NEW QUIKTRIP

4.97 ACRES AVAILABLE / DIVISIBLE | 81ST & TOWER RD

SWQ of 81st & Tower Rd in Commerce City, CO

US AIRPORT  
PARKING

AVAILABLE

N

42,274  
VEHICLES  
PER DAY



\*FUTURE  
TRAFFIC  
LIGHT



TOWER RD

E 81ST AVE



navpoint  
REAL ESTATE GROUP



MIKE QUINLAN *Principal*  
mike.quinlan@navpointre.com  
p: 303.726.4730



JEFF BRANDON, SIOR *Principal*  
jeff.brandon@navpointre.com  
p: 303.870.4091



# EXECUTIVE SUMMARY

**NavPoint Real Estate Group** is pleased to present this rare opportunity to acquire Tower Road frontage up to 4.97 acres / divisible adjacent to a new Quiktrip located at the intersection of Tower Road & 81st Avenue in Commerce, CO. The land is adjacent to a new QuikTrip store, boasting exceptional frontage and visibility and convenient access via the 81st & Tower Rd intersection and multiple entry points. The site presents a prime opportunity for commercial development within close proximity to Denver Airport. Up to 4.97 acres available/divisible, this property offers significant potential for industrial, hospitality, or other commercial ventures seeking a high-traffic location.

## Investment Highlights

- Rare commercial redevelopment and in Commerce, CO
- Prime visibility and access from Tower Rd & 81st Ave
- Near major throughfare Peña Blvd & E-470
- Adjacent to QuikTrip
- ~5 miles from Denver International Airport

## Deed Restrictions

Convenience store and motor fuel sales prohibited. Additional restrictions may apply on a site specific basis. Call for details.





# PROPERTY OVERVIEW



PURCHASE PRICE

**\$22.00-25.00/SF**



AVAILABLE (ACRES)

**4.97 ACRES**  
**AVAILABLE / DIVISIBLE**



ZONING

**C3**

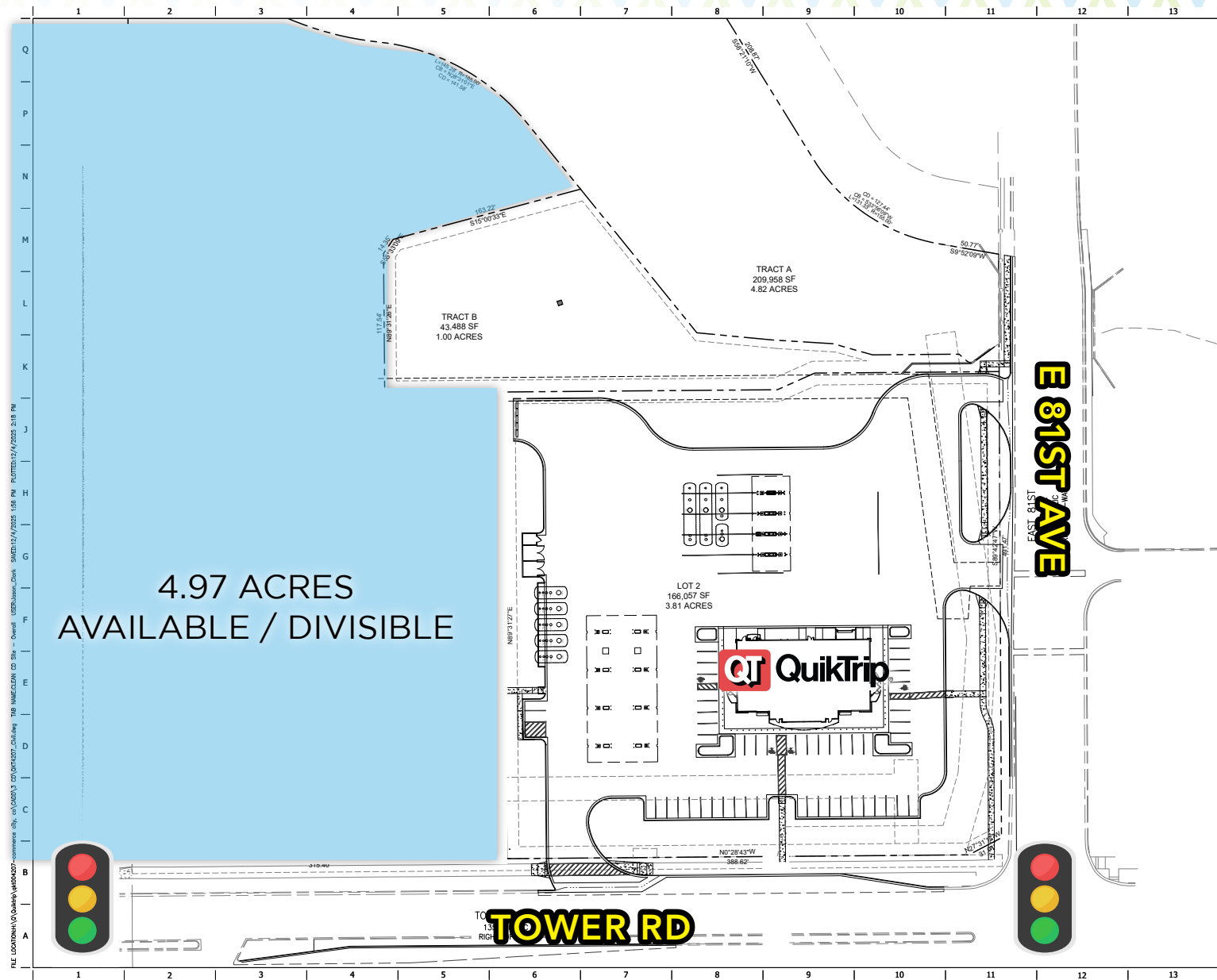


HIGHLIGHTS

- 1/2 MILE TO PENA BLVD.
- 4 MILES WEST OF DENVER INTERNATIONAL AIRPORT
- 1.3 MILES WEST OF E-470
- ADJACENT TO THE THREE LARGEST AIRPORT PARKING LOTS



# SITE PLAN



**FUTURE TRAFFIC LIGHT**



# LOCATION MAP





# ABOUT NAVPOINT

NavPoint Real Estate Group is a comprehensive commercial real estate services firm based in Colorado. Our firm specializes in acquisitions, dispositions and leasing across all product types throughout Colorado and the Western United States. Our spectrum of services allows us to successfully address even the most challenging real estate needs. Our core services include:



Our Mission — At NavPoint Real Estate Group, we strive to exceed the expectations of our clients by providing a clear route to success in every real estate transaction. We put people above profits and allow this philosophy to shape our success.

We are a boutique, Colorado-based firm but our resources and expertise are on par with any national organization. Our size allows us to be nimble, hands-on and attuned to the needs of our individual clients. We provide a level of attention only a privately-owned firm can offer. Our team has completed over 1,550 transactions and is currently involved in the exclusive brokerage of well over 2,000,000 SF of commercial real estate.

NEARLY  
**\$2B**  
IN CLOSED TRANSACTIONS  
*Since 2011*



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