

PAD AVAILABLE

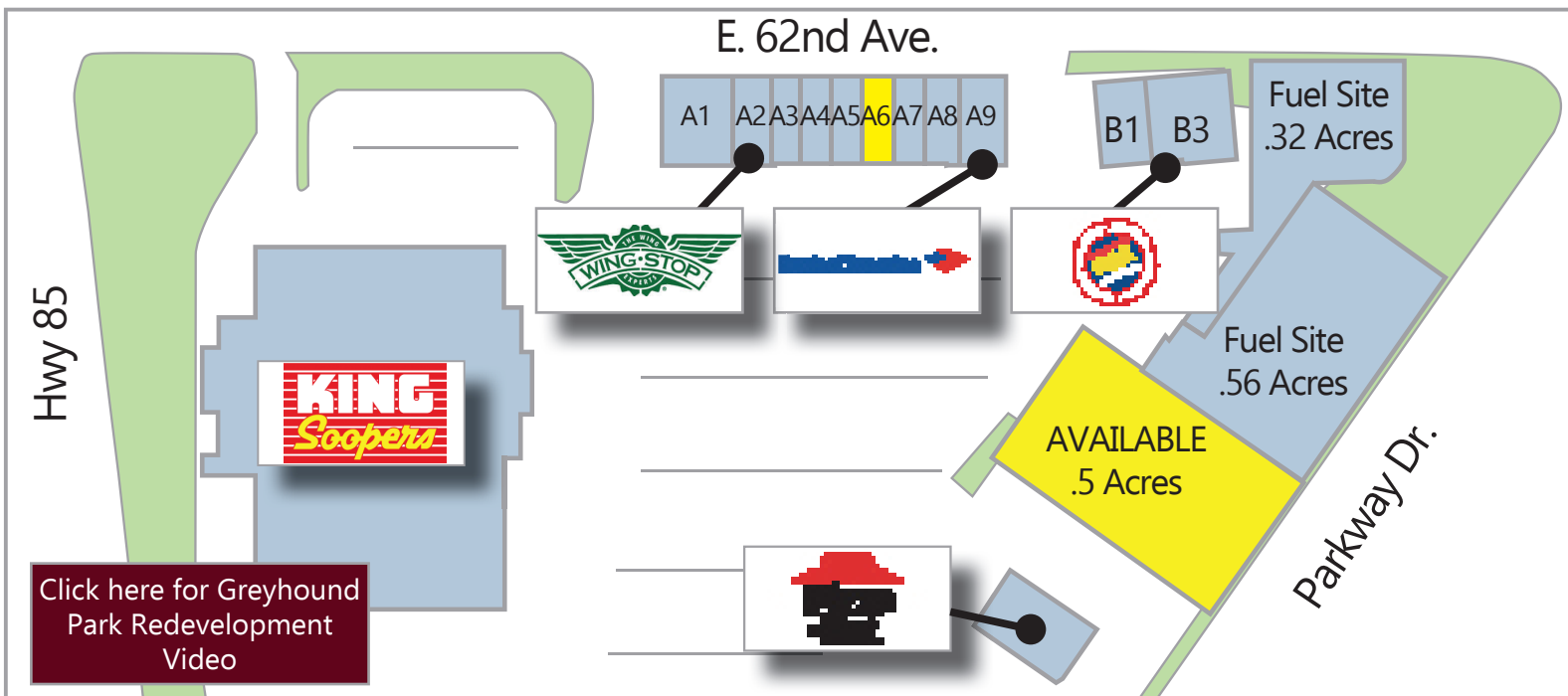
# COMMERCE CITY PLAZA

4950 E. 62ND AVE., COMMERCE CITY, CO 80022



PAD SITE AVAILABLE | 0.5 ACRES

## KING SOOPERS ANCHORED CENTER PAD SITE



### PROPERTY HIGHLIGHTS

King Soopers Anchored Center with Large National Tenants.

Located at the Intersection of US-85 and E. 62nd. Ave., Just one Mile North of Highway 270.

Directly South of the Mile High Greyhound Park Redevelopment with 65 Acres of Multifamily Properties, Around 780 New Units. Single Family, Institutional/ Educational, & Commercial Planned and Underway.

**TRAFFIC COUNTS:** 42,541 VPD - Highway 85  
11,519 VPD - E 62nd Avenue

DEMOGRAPHICS (2021)	1 MILE	3 MILE	5 MILE
Est. Population	8,502	48,831	242,520
Avg. HH Income	\$52,464	\$59,448	\$75,657



AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

[CLICK HERE FOR BROKERAGE DISCLOSURES](#)

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Mile High Greyhound Park Redevelopment Currently Underway

E. 62nd Ave.

E. 60th Ave.



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