

HIGH PROFILE RETAIL CORNER UNDER DEVELOPMENT - REUNION VILLAGE PLAZA

18494 E. 104th Ave., Commerce City, CO 80022

FOR LEASE



PROPERTY DESCRIPTION

New high profile retail pad under development in booming trade area - up to 12,000 SF available. Lot size 1.58 acres with 79 proposed parking spaces

PROPERTY HIGHLIGHTS

- **Restaurant tenant** wanted for north end cap
- Multiple entry points off of 104th and Tower Rd.
- Adjacent to Starbuck's, Sonic, Del Taco, Wells Fargo and Phillips 66
- 1st major intersection west of Colorado E-470 toll road
- Small or large Tenancy considered
- Great street presence with building sitting along Tower Rd.
- Strongly supported by Commerce City Comprehensive Plans as a "Gateway Project" for the City
- Subject to Commerce City final site plan approval
- Rapidly growing residential trade area
- Thousands of new homes planned or under construction
- High daily traffic counts
- Near E-470 exit at 96th Avenue toll interchange
- 10 minutes to Denver International Airport
- Average household income \$133,446

JEFFREY HIRSCHFELD, ED.D.

303.454.5425

jhirschfeld@antonoff.com

OFFERING SUMMARY

Lease Price: Call for pricing

Available Space: 1,500 - 12,000 SF

DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
2022 Population	26,133	27,744	357,261
2027 Population Projection	28,909	41,379	389,708
2022 Households	8,670	12,364	116,236
Average Household Income	\$133,446	\$128,906	\$101,397

* Demographics and Traffic Counts provided by CoStar

TRAFFIC COUNT

E-470 Toll Rd. NW of 96th Ave.	25,000/vpd
E-470 Toll Rd. N of 104th Ave.	21,000/vpd
Tower Rd. N of E. 104th Ave.	20,052/vpd

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

HIGH PROFILE RETAIL CORNER UNDER DEVELOPMENT - REUNION VILLAGE PLAZA

18494 E. 104th Ave. , Commerce City, CO 80022

FOR LEASE



Renderings and concepts may vary and are subject to change without notice.



Renderings and concepts may vary and are subject to change without notice.

JEFFREY HIRSCHFELD, ED.D.

303.454.5425

jhirschfeld@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

HIGH PROFILE RETAIL CORNER UNDER DEVELOPMENT - REUNION VILLAGE PLAZA

18494 E. 104th Ave. , Commerce City, CO 80022

FOR LEASE



Renderings and concepts may vary and are subject to change without notice.

JEFFREY HIRSCHFELD, ED.D.

303.454.5425

jhirschfeld@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

Additional Photos

Antonoff & Co. Brokerage, Inc. |

1528 Wazee Street |

Denver, CO 80202 |

303.623.0200 |

antonoff.com

HIGH PROFILE RETAIL CORNER UNDER DEVELOPMENT - REUNION VILLAGE PLAZA

18494 E. 104th Ave., Commerce City, CO 80022

FOR LEASE



Map data © 2023 Imagery © 2023, Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/GEO

JEFFREY HIRSCHFELD, ED.D.
 303.454.5425
 jhirschfeld@antonoff.com

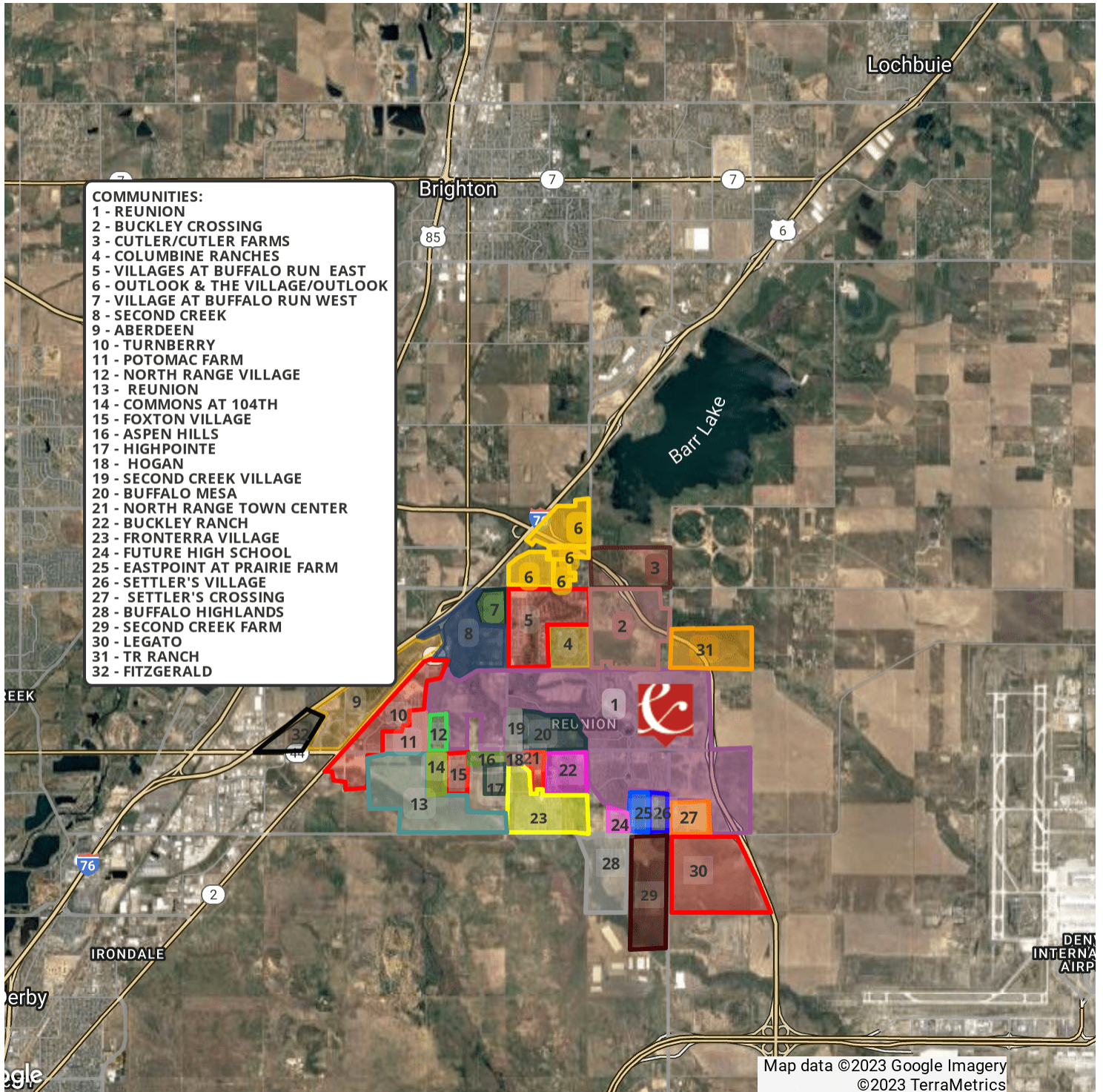
ANTONOFF & CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

HIGH PROFILE RETAIL CORNER UNDER DEVELOPMENT - REUNION VILLAGE PLAZA

18494 E. 104th Ave., Commerce City, CO 80022

FOR LEASE



JEFFREY HIRSCHFELD, ED.D.

303.454.5425

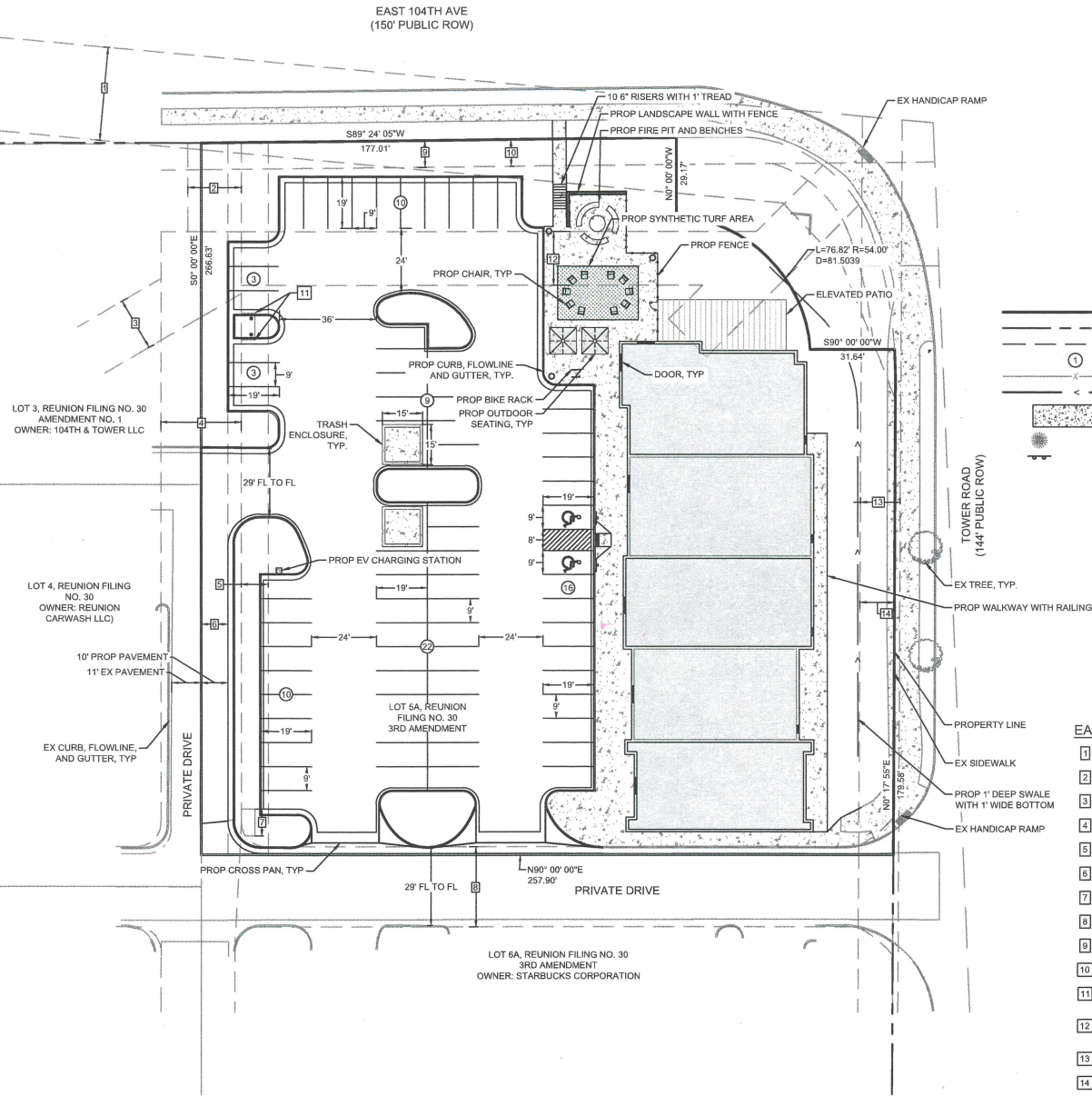
jhirschfeld@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

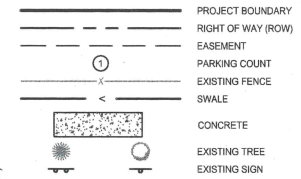
The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

REUNION VILLAGE PLAZA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND



EASEMENT KEY:

- 1 PERMANENT EASEMENT (BK 5935-PC 901)
- 2 WATER & SEWER EASEMENT (REC NO 20051024001162030)
- 3 20' STORM DRAINAGE EASEMENT (REC NO 2005102400162030)
- 4 30' UTILITY, WATER, SEWER & ACCESS EASEMENT (REC NO 20051024001162030)
- 5 10' UNITED POWER EASEMENT (REC NO 2006031000327600)
- 6 10' P.S.CO EASEMENT (REC NO 20060601000560440)
- 7 WATER & SEWER EASEMENT (REC NO 20051024001162030)
- 8 30' WATER, SEWER & ACCESS EASEMENT (REC NO 20051024001162030)
- 9 10' UTILITY EASEMENT (REC NO 20041013001025880)
- 10 GAS EASEMENT (REC NO 20051024001162030)
- 11 WATER & SEWER EASEMENT (REC NO 20051024001162030)
- 12 20' STORM DRAINAGE EASEMENT (REC NO 2007000056921)
- 13 UTILITY EASEMENT (REC NO C1162359)
- 14 GAS EASEMENT (REC NO 20051024001162030)

Scale: 1" = 30'-0"



NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.

ASSESSOR'S
PARCEL
IDENTIFICATION
NUMBER:
0172316121014

REUNION VILLAGE PLAZA
A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2
SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY,
COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE
10/31/2023

REVISION DATES

SHEET TITLE

OVERALL SITE
PLAN

SHEET NUMBER

C1.2

SHEET 3 OF 12

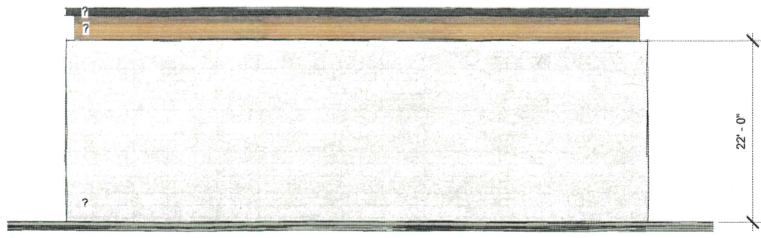
CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2023.

DEPARTMENT OF COMMUNITY DEVELOPMENT

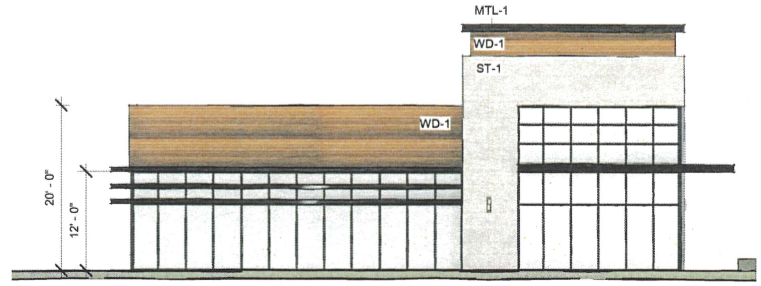
REUNION VILLAGE PLAZA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

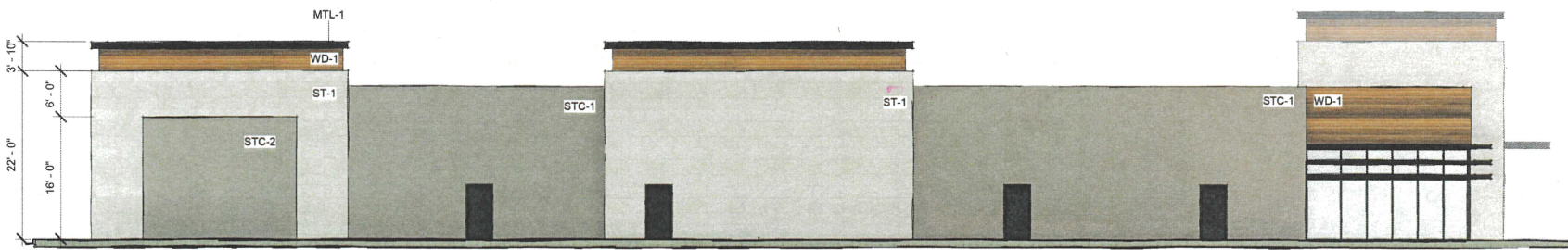
EXTERIOR METAL CLADDING		WOOD CLADDING		STUCCO CLADDING		STUCCO CLADDING		STONE CLADDING	
MTL-1		WD-1		STC-1		STC-2		ST-1	
DESCRIPTION	METAL CLADDING	DESCRIPTION	WOOD CLADDING	DESCRIPTION	STUCCO CLADDING	DESCRIPTION	STUCCO CLADDING	DESCRIPTION	LARGE FORMAT STONE
TYPE	BLACK	SPECIES	TBD	TYPE		TYPE	TERRA COTTA	TYPE	TAN/LIGHT & TEXTURED
COMMENTS	HORIZONTAL	COMMENTS	HORIZONTAL ACCENTS / DETAILS	COMMENTS	TAN	COMMENTS		COMMENTS	
LOCATION		LOCATION		LOCATION		LOCATION		LOCATION	



④ SOUTH
3/32" = 1'-0"



③ NORTH
3/32" = 1'-0"



② EAST
3/32" = 1'-0"



① WEST
3/32" = 1'-0"

CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2024.
DEPARTMENT OF COMMUNITY DEVELOPMENT

NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.

ASSESSOR'S
PARCEL
IDENTIFICATION
NUMBER:
0172316121014

REUNION VILLAGE PLAZA
A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2
SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY,
COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE
10/31/2023

REVISION DATES

SHEET TITLE

ARCHITECTURAL
ELEVATIONS

SHEET NUMBER

A1.1

SHEET 10 OF 12



PROPOSED SITE PLAN WITH ELEVATION

DEVELOPMENT GOALS AND GUIDELINES

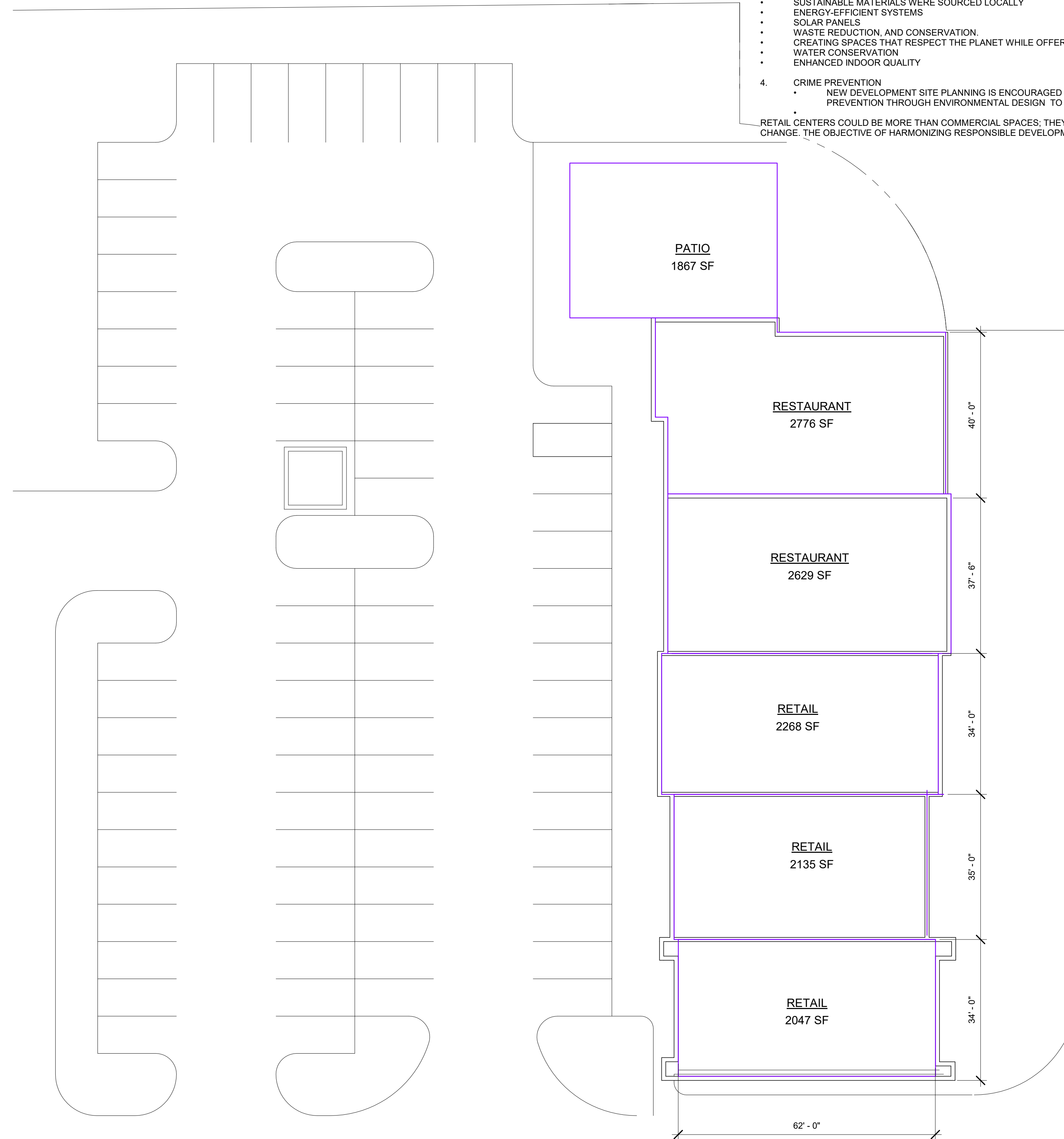
SUSTAINABLE GOALS: A LOW-IMPACT RETAIL CENTER

AMID A WORLD AWAKENING TO THE IMPORTANCE OF ENVIRONMENTAL PRESERVATION, THE (PROJECT NAME) PROJECT WILL STRIVE TO REDEFINE THE TYPICAL RETAIL AND RESTAURANT SPACES UNDER THE OVERARCHING GOAL OF SUSTAINABILITY. OUR GROUP OF ARCHITECTS, URBAN PLANNERS, AND ECO-ENTHUSIASTS SHARE A COMMON VISION: TO CREATE A RETAIL CENTER THAT CHAMPIONS SUSTAINABLE PRACTICES. THIS DEVELOPMENT WILL SHOWCASE HOW RETAIL AND RESPONSIBLE DEVELOPMENT COULD COEXIST IN PERFECT HARMONY, ALL WHILE FEATURING INVITING OUTDOOR DINING AREAS FOR VISITORS TO ENJOY.

PROJECT GOALS

1. PROVIDE A PLACE WHERE SHOPPERS AND NATURE CAN UNITE.
 1. INVITING OUTDOOR DINING AREAS. COLORADO'S MILD CLIMATE ALLOWS INDIVIDUALS TO ENJOY OUTDOOR AREAS THROUGHOUT THE YEAR.
 2. DESIGNED WITH SUSTAINABILITY IN MIND.
 3. REPURPOSED FURNITURE
3. LOW-IMPACT PRINCIPLES
 - EMPLOY RECLAIMED MATERIALS AND INCORPORATE GREEN BUILDING TECHNIQUES, RESULTING IN STRUCTURES THAT WERE BOTH ECO-FRIENDLY AND VISUALLY CAPTIVATING
 - THE EXTERIOR SPACES WERE ADORNED WITH NATIVE PLANTS, TRANSFORMING THE CENTER INTO A NATURAL HAVEN
 - SUSTAINABLE MATERIALS WERE SOURCED LOCALLY
 - ENERGY-EFFICIENT SYSTEMS
 - SOLAR PANELS
 - WASTE REDUCTION AND CONSERVATION
 - CREATING SPACES THAT RESPECT THE PLANET WHILE OFFERING ENRICHING EXPERIENCES.
 - WATER CONSERVATION
 - ENHANCED INDOOR QUALITY
4. CRIME PREVENTION
 - NEW DEVELOPMENT SITE PLANNING IS ENCOURAGED TO INTEGRATE THE PRINCIPLES OF CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN TO THE MAXIMUM EXTENT FEASIBLE.

RETAIL CENTERS COULD BE MORE THAN COMMERCIAL SPACES; THEY COULD BE CATALYSTS FOR POSITIVE CHANGE. THE OBJECTIVE OF HARMONIZING RESPONSIBLE DEVELOPMENT WITH RETAIL.



① FINISHED FLOOR
1/16" = 1'-0"

ISSUE RECORD

NO.	PURPOSE	DATE

ISSUE DATE: 2023.08.10

DRAWN BY: JG

CHECKED BY: BU

SHEET TITLE
SITE PLAN

SHEET NO.
A100