

**RETAIL PAD FOR SALE OR
GROUND LEASE**

15490 E. 120th Avenue

Commerce City, CO 80603

1.657 AC RETAIL PAD NEXT TO NEW CLUB CAR WASH

- Close proximity to Highway 76 & Chambers Road
- High area incomes - over \$177K in a 1-mile radius
- Growing population
- Ideally suited for a restaurant user, financial user or automotive

4643 S. Ulster St.
Suite 1000
Denver, CO 80237
P: +1 303 745 5800
F: +1 303 745 5888
colliers.com/denver

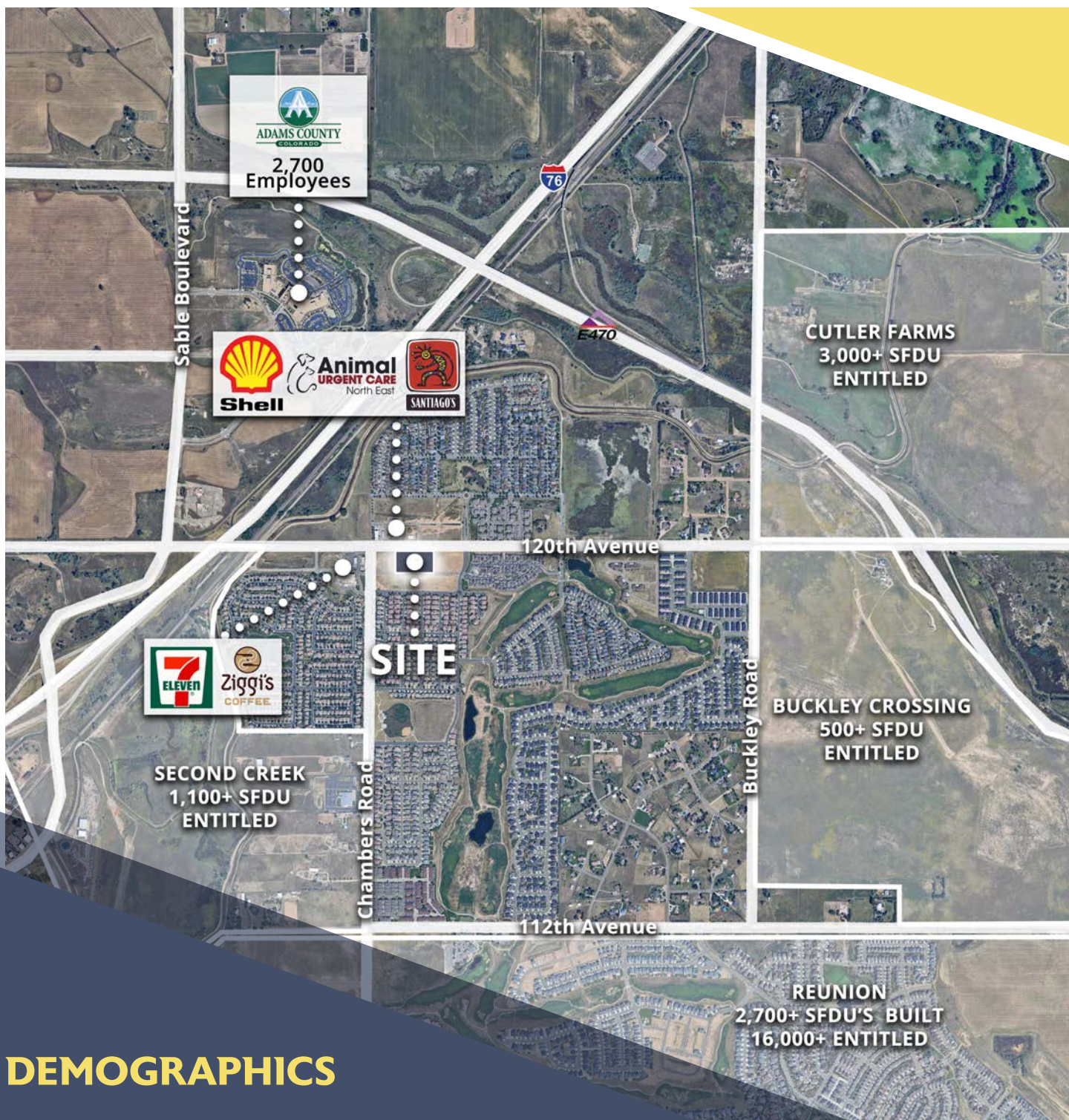
LANCE EBERHARD

720 833 4636
lance.eberhard@colliers.com

JAY LANDT

303 283 4569
jay.landt@colliers.com





DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Total Population	7,057	42,828	78,632
2024 Total Daytime Population	4,492	27,369	59,956
Average Household Income	\$177,553	\$166,642	\$147,786

Source: 2024 Esri



This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.