

NORTH RANGE TOWN CENTER EXPANSION - 2,200 SF COMING IN 2024

15400 E. 103rd Place, Commerce City, CO 80022

FOR LEASE



PROPERTY DESCRIPTION

Join Reunion Optical in this to be built modern addition to North Range Town Center. This new building will commence construction in early to mid 2024 by the current owner of North Range Shopping Center. The new space will have a large patio on the south eastern side of the building closest to the dedicated parking lot and be adjacent to the builder's Optical business. The space is perfect for a restaurant as it will be built with many floor to ceiling windows, high ceilings and a grease trap.

OFFERING SUMMARY

Available SF:	2,200 SF End Cap
Asking Lease Rate:	\$34.00 SF/NNN

JEFFREY HIRSCHFELD, ED.D.

303.454.5425

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& CO. BROKERAGE INC.

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- North Range Town Center is 100% occupied - join Pizza Hut and many other successful "Mom & Pop" tenants who have occupied this shopping center for years.
- Catty corner from a 123,000 SF King Soopers anchored shopping center in Reunion neighborhood with vibrant co-tenants like McDonalds, Les Schwab Tires, KFC & Ace Hardware
- Across the street from the newly developed N.E. retail corner with such tenants as Wendy's, Panda Express, Sherwin Williams, Ent Credit Union, and Dutch Bros. Coffee
- Growing trade area
- Join Walgreens, Taco Bell, Compass Bank, 7-Eleven, Christian Brothers, Grease Monkey, Conoco and, Goddard School on this SE corner of the intersection
- Signalized intersection in Reunion Residential Development
- Frontage Road Access
- Delivery 3rd to 4th Quarter 2024

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	1 MILE	3 MILE	5 MILE
2023 Total Population:	10,746	37,906	46,173
2028 Population Projection:	11,469	40,199	48,788
Pop. Growth 2023-2028:	5.3%	5.7%	5%
2023 Total Households:	3,526	12,599	15,385
HH Growth 2023- 2028:	1.4%	1.3%	1.2%
Average Household Income:	\$134,042	\$139,361	\$134,664
Median Home Value:	\$438,623	\$461,537	\$460,509

TRAFFIC COUNTS

E. 104th Ave. E of Chambers Rd.	18,452/vpd
E. 104th Ave. W of Altura St.	12,493/vpd
E. 104th Ave. E of Kittredge St.	12,222/vpd

* Demographics provided by CoStar

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 SEC of 104th & Chambers Rd., Commerce City, CO 80022

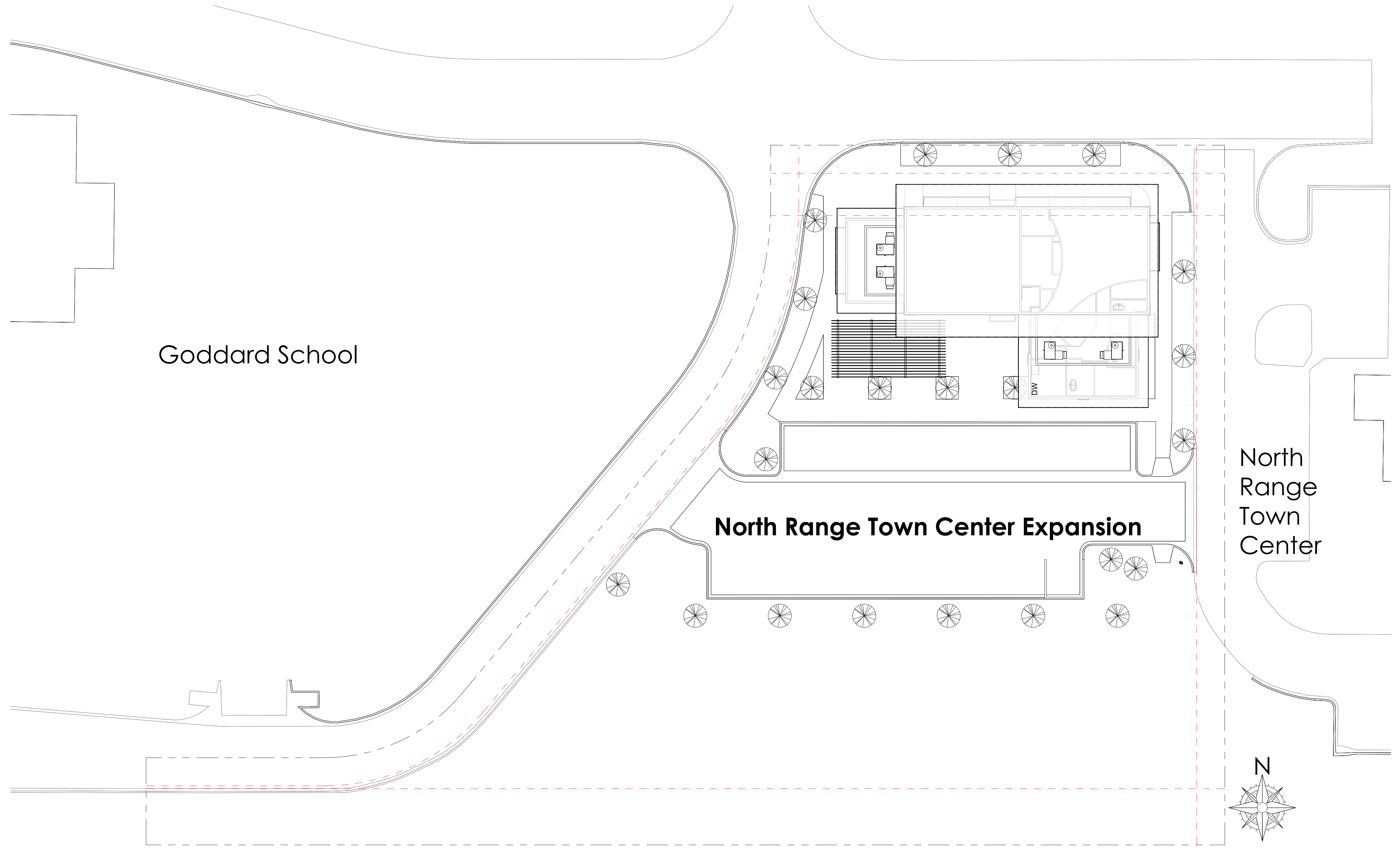
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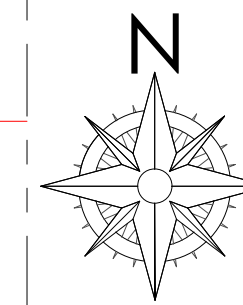
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Goddard School

North Range Town Center Expansion

North Range
Town Center



1 SITE PLAN
SCALE: 1" = 20'-0"

SCHEMATIC

IN-LINE RETAIL DEVELOPMENT

15400 E 103RD PLACE

COMMERCE CITY, COLORADO

PROJECT #: 21-102
DRAWING TITLE:

SITE PLAN

DATE: 8-24-22

DRAWN: AMM CHECKED: JVS

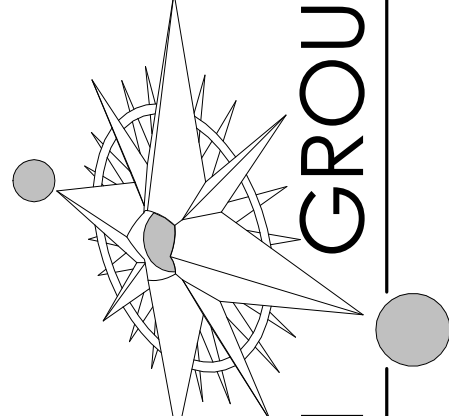
ISSUE RECORD DATE

SCHEMATIC

#	REVISION	DATE

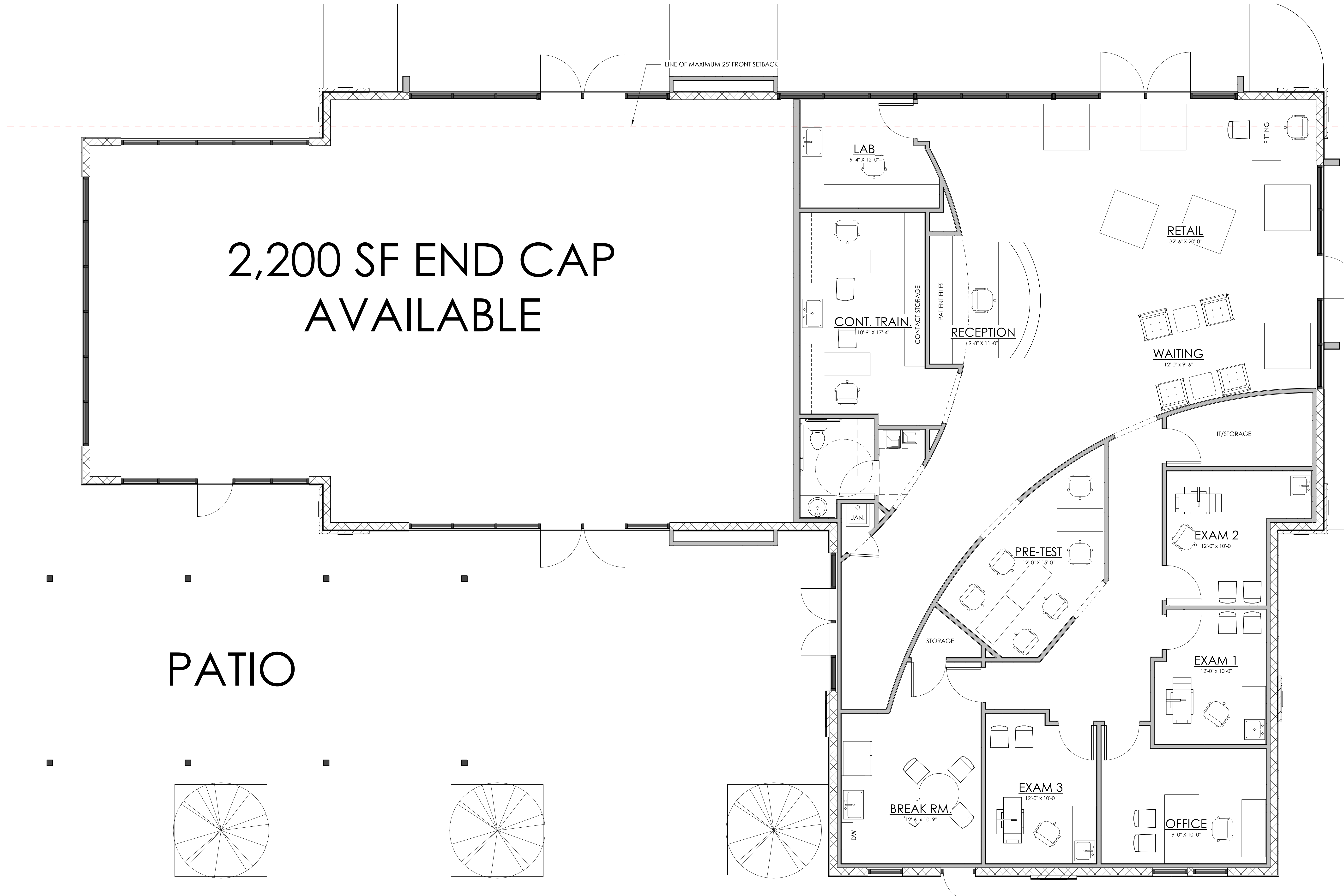
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A0-0



2,200 SF END CAP
AVAILABLE

PATIO

1 MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

Area Schedule	
Name	Area
OPTICAL	2916 SF
TENANT SPACE	2200 SF

IN-LINE RETAIL DEVELOPMENT

15400 E 103RD PLACE

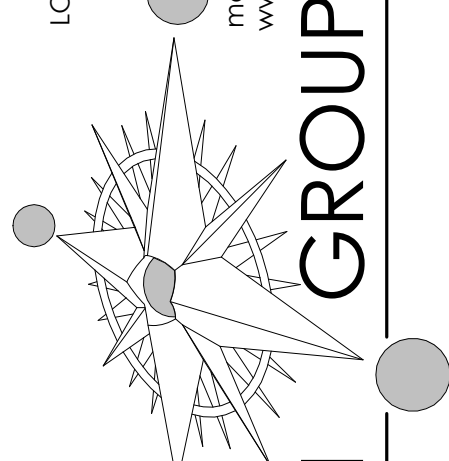
COMMERCE CITY, COLORADO

PROJECT #:	21-102
DRAWING TITLE:	MAIN FLOOR PLAN
DATE:	8-24-22
DRAWN:	AMM
CHECKED:	JVS
ISSUE RECORD	DATE
SCHEMATIC	

#	REVISION	DATE

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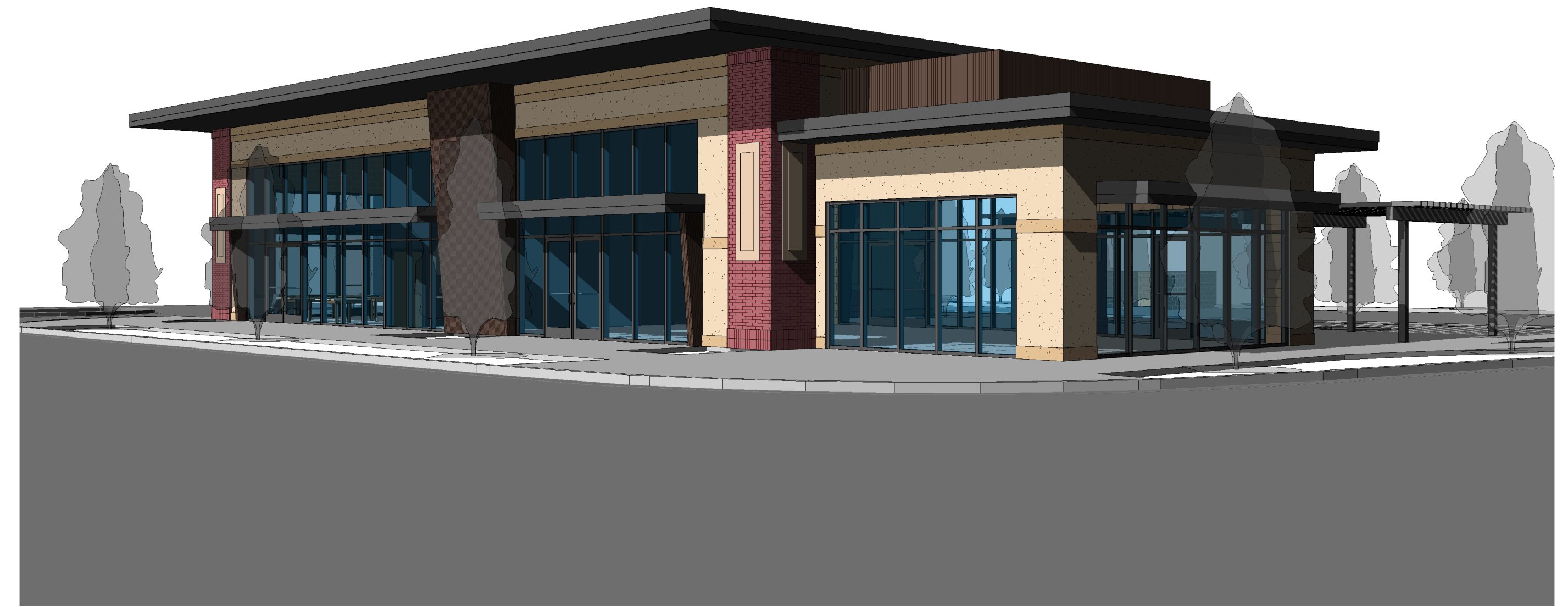
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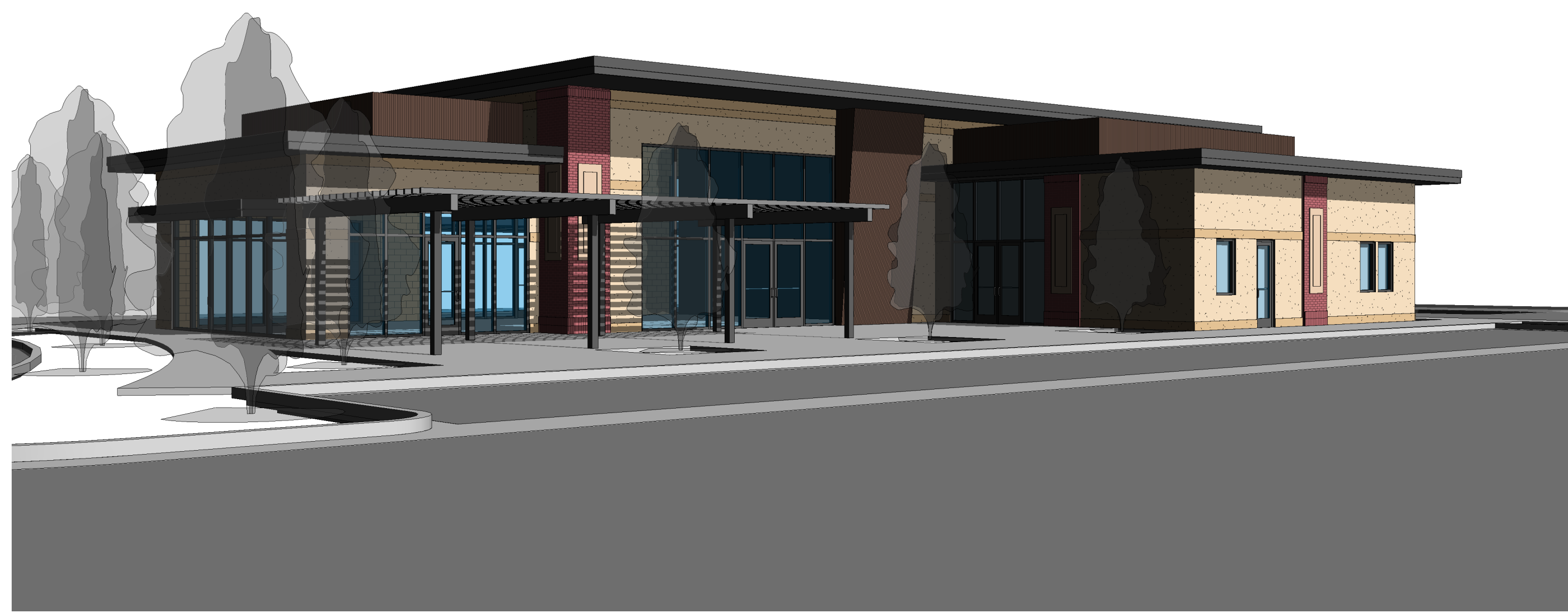
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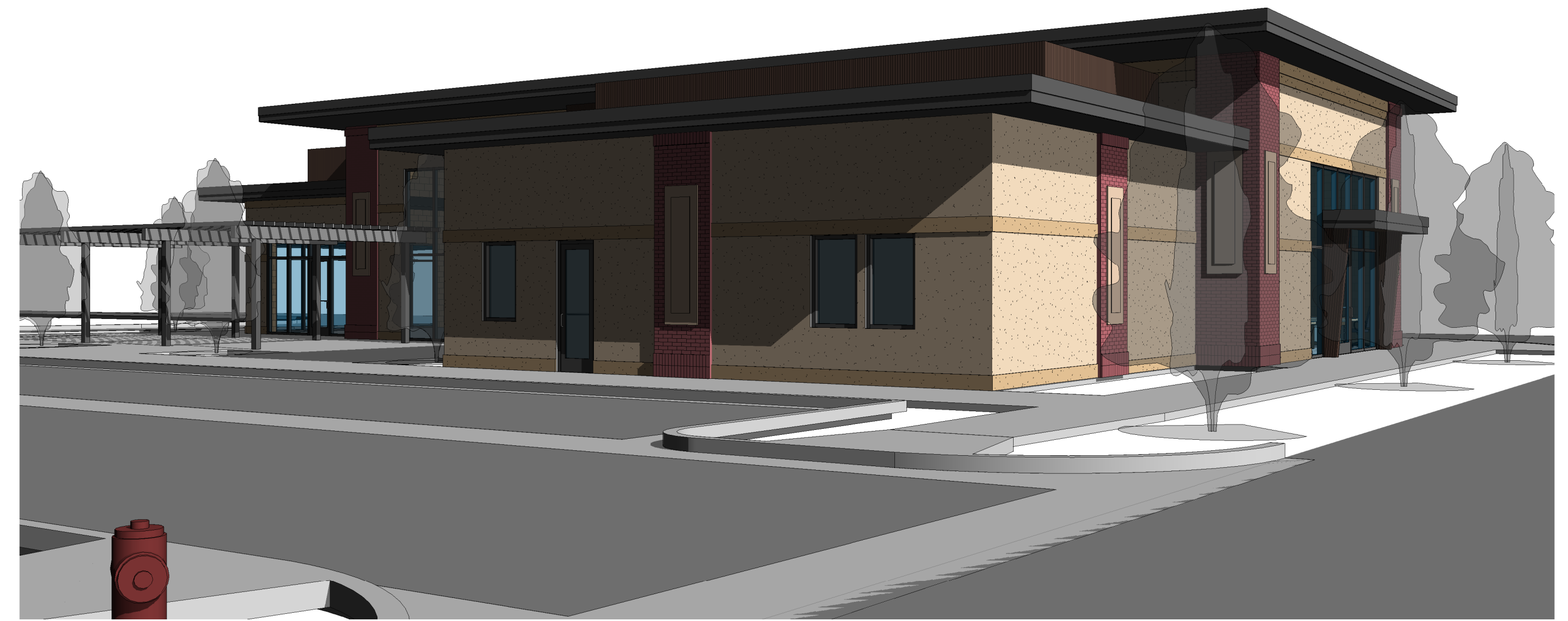
1 View From Northeast
SCALE:



2 View From Northwest
SCALE:



4 View From Southwest
SCALE:



3 View From Southeast
SCALE:

IN-LINE RETAIL DEVELOPMENT
15400 E 103RD PLACE
COMMERCE CITY, COLORADO

PROJECT #: 21-102

DRAWING TITLE:

3D VIEWS

DATE:

8-24-22

DRAWN: CHECKED:

AMM JVS

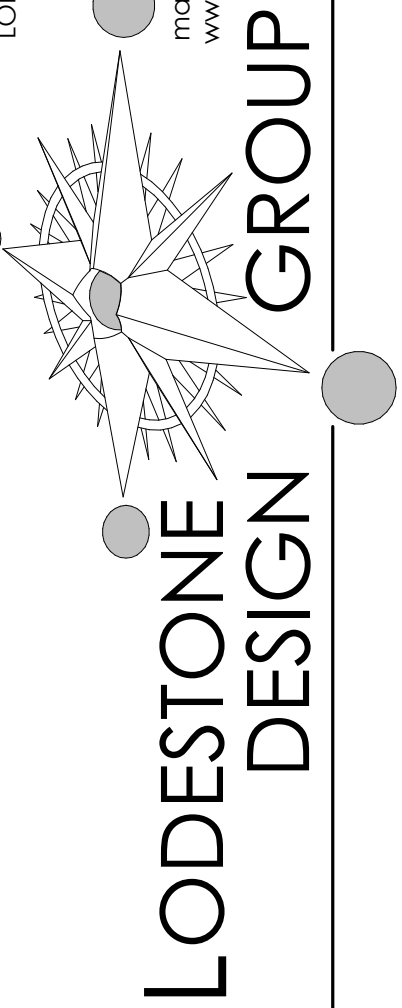
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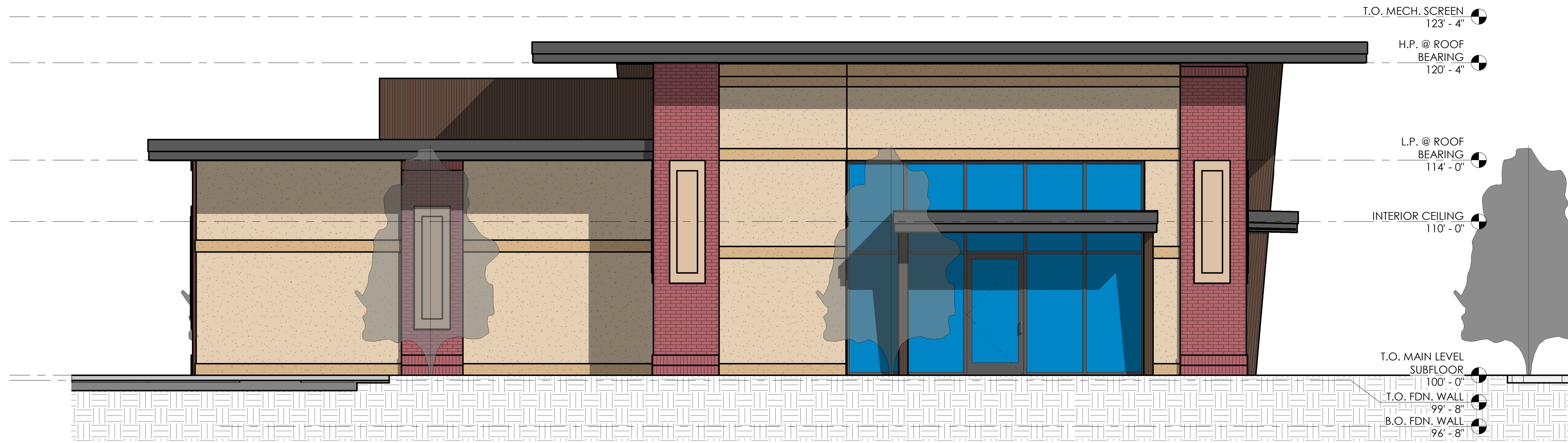


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2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

IN-LINE RETAIL DEVELOPMENT

15400 E 103RD PLACE

COMMERCE CITY, COLORADO

PROJECT #: 21-102
DRAWING TITLE:
ELEVATIONS

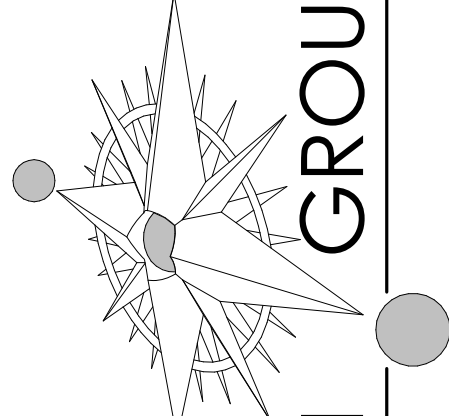
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DRAWN:	CHECKED:
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