

**6071**

**E 72ND AVE**  
COMMERCE CITY, CO 80022

**\$1,850,000**  
SALE PRICE

**\$17/SF + NNN's**  
LEASE RATE

**RETAIL/  
FLEX**



**DENVER INFILL  
SPECIALISTS**



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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,850,000
Lease Rate:	\$17/SF + NNN
Building Size:	7,903 SF
Site Size:	33,670 SF
Estimated NNN's:	\$8.50 per SF
Taxes (2023):	\$45,441
Parking:	32+ Spaces
Zoning:	C-3

## PROPERTY OVERVIEW

Unique Properties is please to present this prime commercial real estate opportunity, 6071 E 72nd Ave in Commerce City within Adams County. A 7,903 SF Family Dollar with a lease expiring on 6/30/24, situated on a 33,672 SF lot along the bustling 72nd Avenue. Ideal for both owner/users and investors, this property offers established retail space in the heart of Commerce City. With high visibility, strategic positioning, and a reputable tenant, it presents an established retail opportunity for those looking to capitalize on potential future growth and development in this thriving commercial area.

## PROPERTY HIGHLIGHTS

- Family Dollar Lease expires 6/30/24
- 16,499 Vehicles per Day
- Roof Recently Repaired
- Signage Available



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# LOCATION MAP





# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	940	3,636	15,271
Average Age	29.7	30.2	31.3
Average Age (Male)	32.2	32.7	32.5
Average Age (Female)	27.5	27.2	30.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	279	1,111	4,484
# of Persons per HH	3.4	3.3	3.4
Average HH Income	\$54,826	\$52,468	\$57,083
Average House Value	\$216,849	\$226,467	\$246,398

*\* Demographic data derived from 2020 ACS - US Census*

