

TURNBERRY MARKETPLACE PAD NOW LOWER PRICE

10431 Quari Ct, Commerce City, CO 80022



PROPERTY DESCRIPTION

High visibility retail pad in Turnberry Marketplace – one of the lowest priced commercial pads on 104th Avenue.

PROPERTY HIGHLIGHTS

- High visibility to E. 104th Ave. and Hwy 2 with 1 full movement and 3/4 movement access points
- Join 7-Eleven, Conoco, Starbucks, Turnberry Liquors, Pour Tap House and Pet Clinic
- Rapidly growing underserved trade area- heavy residential and commercial growth in Reunion, Turnberry, Buffalo Run and Aberdeen neighborhoods
- Few opportunities available for commercial pads along E. 104th
- Use by right zoning will accelerate development with Commerce City
- Across the street from proposed national convenience & gas station and other retail pads, and other proposed residential developments
- Easy access to I-76, E-470 and DIA

OFFERING SUMMARY

Sale Price:	\$300,000 (\$9.57 PSF)
Lot Size:	0.72 Acres
Zoning:	PUD (Commerce City)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	6,250	36,012	87,841
2024 Households	1,840	11,164	27,328
Average household income	\$143,943	\$125,034	\$123,551
Businesses	138	688	1,373
Employees	911	7,083	15,054

* Demographics and Traffic Counts provided by CoStar

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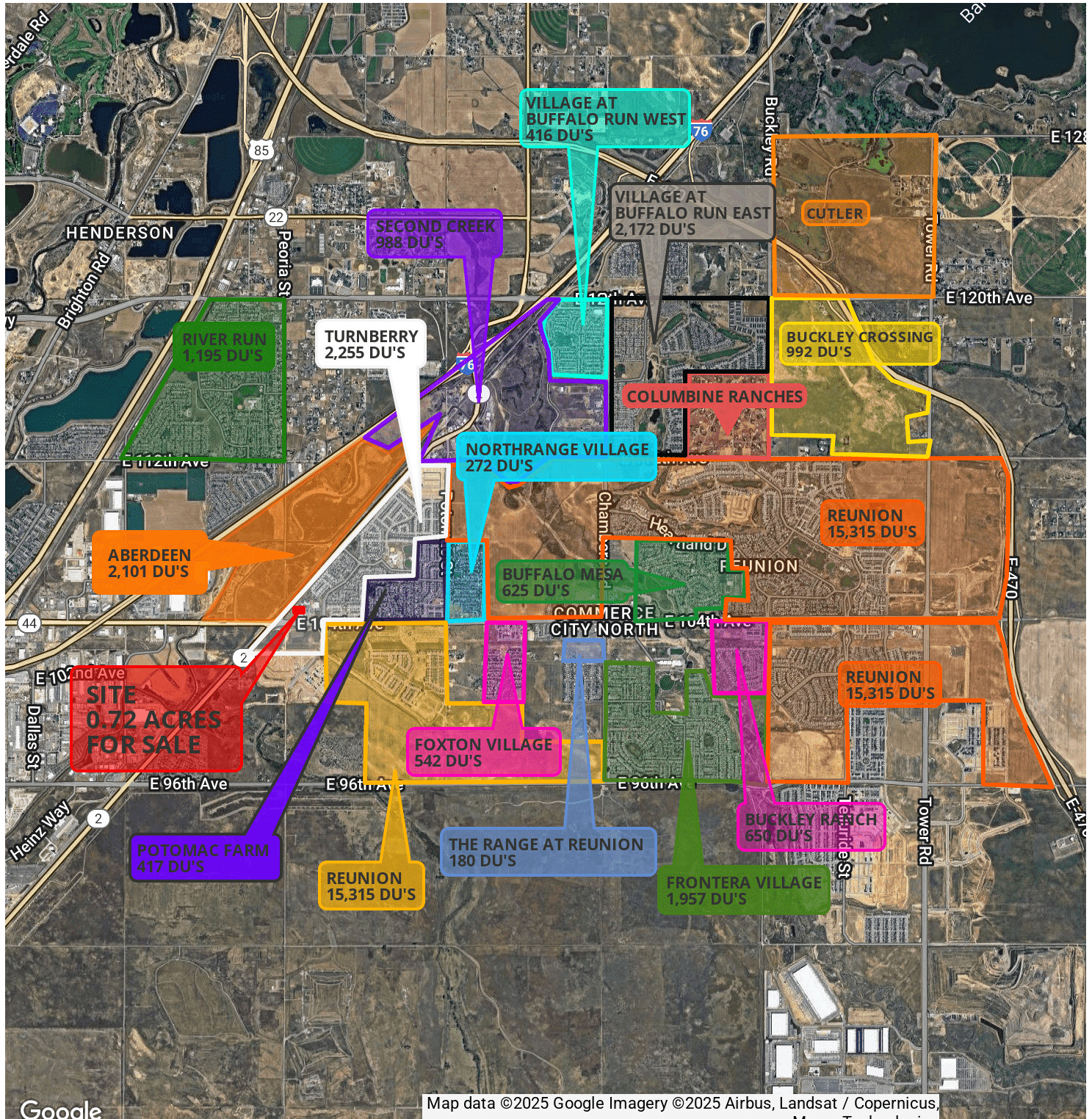
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