

SEC 104th Ave & Highway 2

Commerce City, Colorado 80022

SH

SullivanHayes
BROKERAGE



Property Details

- Permitted uses include multifamily residences and townhouses under the PUD designation, offering diverse development opportunities
- Full turn lighted intersection with several other points of access to the development
- Several thousand homes existing and under construction
- Unserved trade area in need of restaurants and other retail
- NEW MILL LEVY - 115 mills among the lowest in the corridor
- Allowed uses include general office, tire store, general auto, medical, drive-thru restaurant, liquor store & general retail

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,484	34,612	98,578
AVERAGE ANNUAL INCOME	\$157,352	\$143,986	\$146,102
DAYTIME POPULATION	1,056	8,651	17,447

SOURCE: ESRI 2024

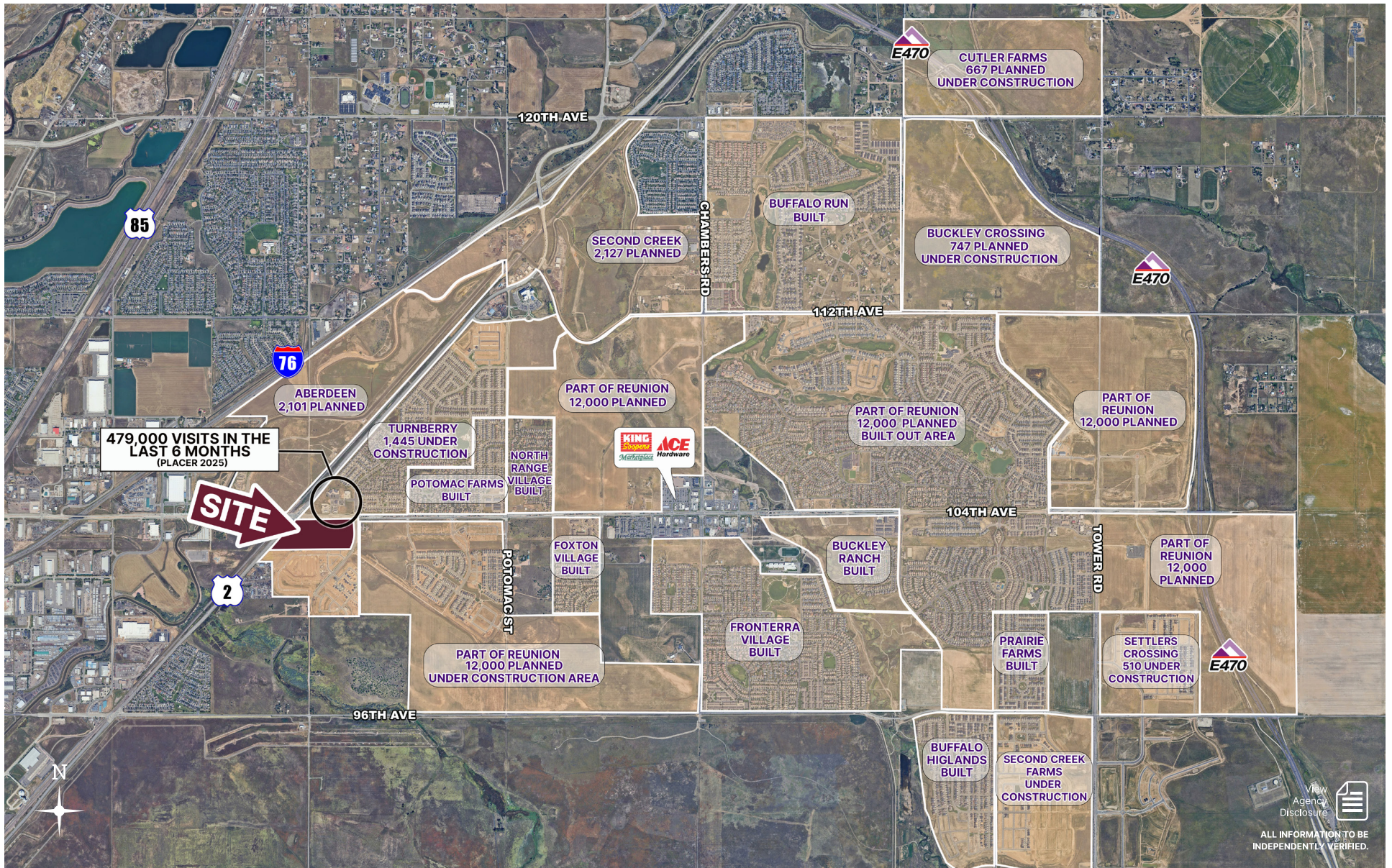
TRAFFIC COUNTS

- ↑ HWY 2 NORTH OF 104TH AVE - 10,258 ADT (ESRI 2021)
- ↓ HWY 2 SOUTH OF 104TH AVE - 13,000 ADT (ESRI 2019)
- 104TH AVE EAST OF HWY 2 - 21,298 ADT (ESRI 2021)
- ← 104TH AVE WEST OF HWY 2 - 23,716 ADT (ESRI 2021)



TRADE AREA

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