

REUNION MARKETPLACE CENTER

Ranked in the top 11% of shopping centers
in Colorado with 3.2M annual visits



COMMERCE CITY, CO (DENVER MSA)

Huntington Bank

PUBLICLY TRADED COMPANY / INVESTMENT
GRADE TENANT

15-YEAR ABSOLUTE NET CORPORATE LEASE
HARD CORNER SIGNALIZED ENTRANCE



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Huntington Bank

15101 E 104th Ave, Commerce City, CO 80022 [↗](#)

\$4,124,000

PRICE

4.85%

CAP RATE

NOI	\$200,000
LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
BUILDING SIZE	3,150 SF
LAND AREA	0.94 AC



Drive-thru bank pad to a top-ranked shopping center in Colorado

Brand-new 15-year absolute net corporate Huntington Bank lease featuring 10% rental increases every 5 years throughout the base term and options. The tenant is a publicly traded (Nasdaq: HBAN) full-service banking provider with **\$279B in total assets** under management and has a 150+ year operating history. The subject property is located in **Commerce City – a fast-growing and affluent Denver submarket** boasting average household incomes of \$165,000 within a 3-mile radius.

		CURRENT
Price		\$4,124,000
Capitalization Rate		4.85%
Building Size (SF)		3,150
Lot Size (AC)		0.94
Stabilized Income		
Scheduled Rent		\$200,000
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$200,000

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Huntington Bank
Lease Signed By	The Huntington National Bank
Lease Type	Absolute NNN
Lease Term	15 Years
Rent Increases	10% Every 5 Years
Rent Commencement	4/15/2026*
Options	Five, 5-Year
Year Renovated	2026
<i>*Estimated Store Opening</i>	
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
Huntington Bank	3,150	4/15/2026	4/30/2031	\$200,000	\$16,667	\$200,000
	<i>10% Increase</i>	5/1/2031	4/30/2036		\$18,333	\$220,000
	<i>10% Increase</i>	5/1/2036	4/30/2041		\$20,167	\$242,000
	Option 1	5/1/2041	4/30/2046		\$22,183	\$266,200
	Option 2	5/1/2046	4/30/2051		\$24,402	\$292,820
	Option 3	5/1/2051	4/30/2056		\$26,842	\$322,102
	Option 4*	5/1/2056	4/30/2061		\$29,526	\$354,312
	Option 5*	5/1/2061	4/30/2066		\$32,479	\$389,743
TOTALS:	3,150			\$200,000	\$16,667	\$200,000

**Option 4 & 5 rent will be the greater of: 10% increase over the previous Option or Fair Market Value*

LEGEND

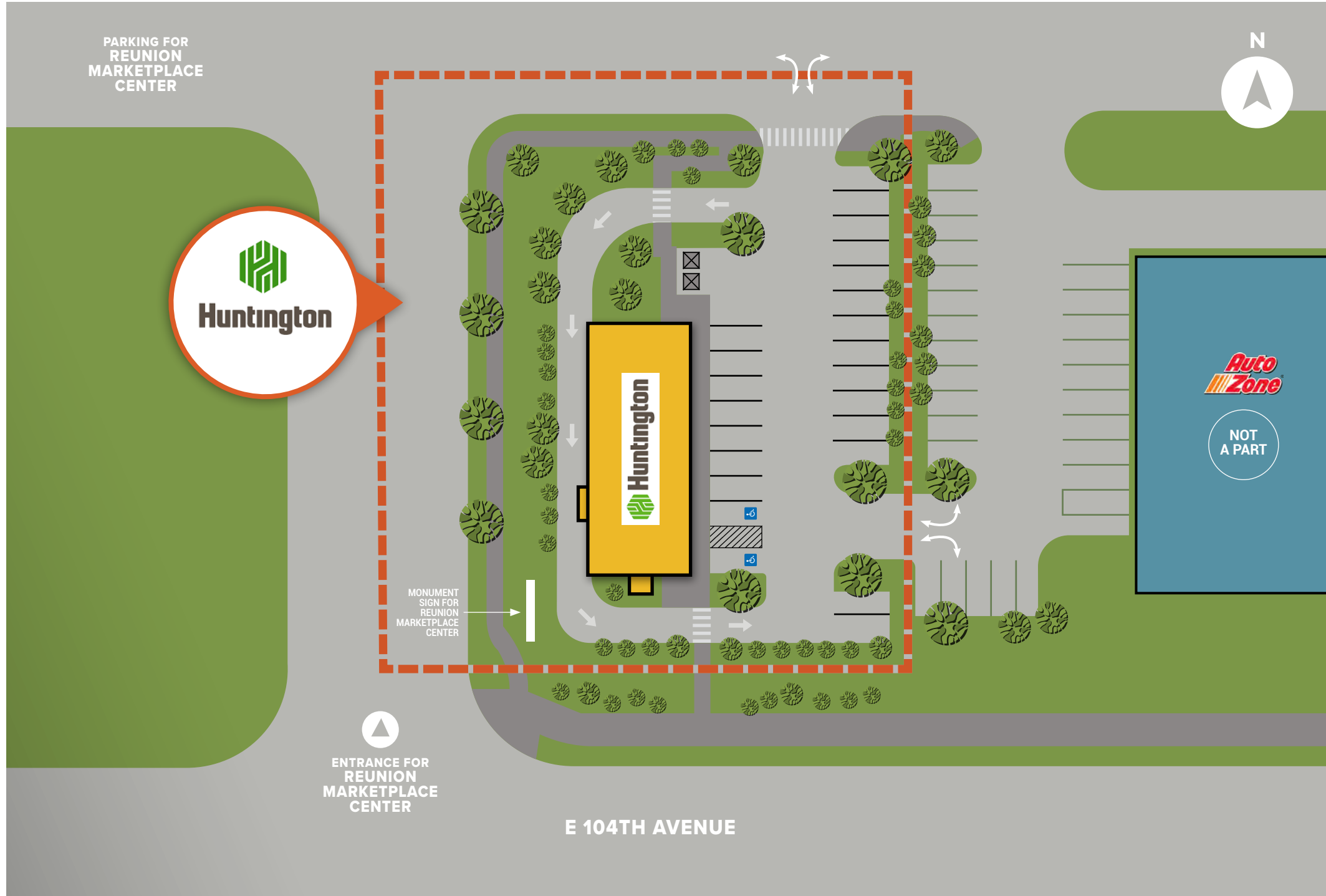

Property Boundary

3,150
Rentable SF

0.94
Acres

24
Parking Spaces


Egress



Where Performance Meets Purpose



1,000+ FULL SERVICE BRANCHES	\$279 Billion TOTAL ASSETS <i>Following the acquisition of Cadence Bank</i>	\$8.2 Billion REVENUE (FY 2025)
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About Huntington

- Founded in 1866, Huntington Bancshares Incorporated (Nasdaq: HBAN) is a full-service banking provider, whose principal subsidiary is The Huntington National Bank
- Headquartered in Columbus, Ohio, The Huntington National Bank and its affiliates serves its customers through more than 1,000 branches and 1,600 ATMs in 14 states
- The company provide consumers, small and middle-market businesses, corporations, municipalities, and other organizations with banking, payments, wealth management, and risk management products and services
- Huntington has a proven track record of strong financial growth, year over year, reporting \$8.2 billion in total revenue in FY 2025
- The Huntington National Bank has received an investment-grade credit rating of A- from the S&P
- Read the full Q4 2025 earnings report [here](#)

Company Acquisitions

- In October 2025, Huntington acquired Texas-based Veritex Holdings, Inc. in a \$1.9 billion deal to scale its presence in high-growth markets, including Dallas-Fort Worth and Houston
- Thereafter, Huntington completed a \$7.4 billion all-stock acquisition of Cadence Bank that closed in February 2026, significantly expanding across Texas and the Southeast, adding 390 branches and creating a \$279 billion asset bank with expanded reach across 21 states

[Tenant Website](#)

Reunion Marketplace Center is a 183K SF shopping center that features tenants such as **King Soopers and its fuel center, Ace Hardware, AutoZone, McDonald's, and Jimmy John's**



DENVER
17.8 MILES



REUNION
ELEMENTARY

LANDMARK
ACADEMY AT
REUNION

THE STEAD
SCHOOL

ROCKY
MOUNTAIN
LUTHERAN
HIGH SCHOOL

DENVER
INTERNATIONAL
AIRPORT

STUART
MIDDLE
SCHOOL

10,249 VPD

Everbrook
ACADEMY

STATE HOUSE

WashFox
CAR WASH
Ent
Credit Union

SHERWIN
WILLIAMS

brakes plus
Dutch Bros
Wendy's

W

1STBANK
Bright Star
COMMERCIAL BANK

O'Reilly AUTO PARTS
WING STOP
Pizza Hut
TACO BELL

DOLLAR TREE

THE
RANGE
AT REUNION
180 APARTMENT
UNITS

180
NEIGHBORING
RESIDENTIAL UNITS

CHAMBERS ROAD

SUBJECT PROPERTY
Huntington

Ziggie's

Dion's

uhealth

POPEYES

REUNION MARKETPLACE CENTER
Ranked in the top 11% of shopping centers
in Colorado with 3.2M annual visits

E 104TH AVENUE

DUNKIN'

16,279 VPD

26,528
COMBINED VEHICLES PER
DAY AT E 104TH AVENUE &
CHAMBERS ROAD

17.8 miles
TO DOWNTOWN
DENVER

DENVER
17.8 MILES



REUNION MARKETPLACE CENTER
 Ranked in the top 11% of shopping centers in Colorado with 3.2M annual visits



16,279 VPD



10,249 VPD

CHAMBERS ROAD





	HIGH SCHOOL		GOLF COURSE
	ELEMENTARY/ MIDDLE SCHOOL		SPORTS COMPLEX

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2025	10,477	45,181	53,586
2030 Projection	12,943	55,435	64,352

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$156,525	\$165,247	\$159,948
Median	\$137,837	\$146,044	\$142,114

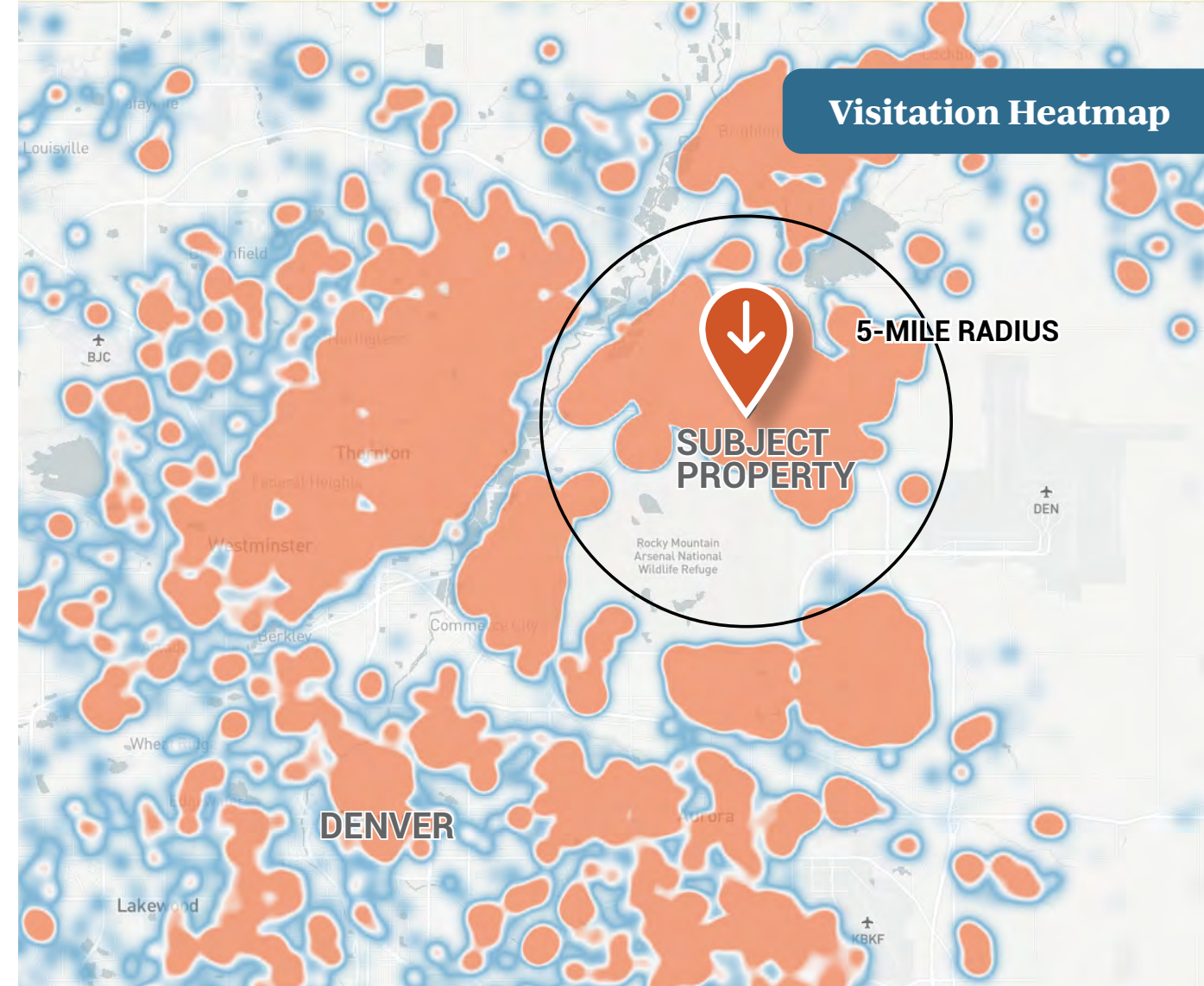
The subject property is located in the Reunion Marketplace Center, anchored by King Soopers, which is **ranked in the 89th percentile (top 11%) of shopping centers in Colorado and nationwide** based on number of visits in the last 12 months

3.2M Visits

OVER PAST 12 MONTHS AT REUNION MARKETPLACE CENTER

24 Minutes

AVERAGE DWELL TIME AT REUNION MARKETPLACE CENTER



The shading on the map above shows the **home location of people who visited the Reunion Marketplace Center over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Commerce City, CO

A FAST GROWING DENVER SUBURB

A Denver Suburb

- Commerce City is a home-rule municipality in Adams County with a population of approximately 70,245
- The city is a mixed residential and industrial community, best known for the Suncor oil refinery, which has a capacity of 90,000 barrels per day
- Dick's Sporting Goods Park is located in Commerce City and serves as the home of the Colorado Rapids, a Major League Soccer team

Denver Int'l Airport (DEN)

- In 2025, DEN exceeded 82.4 million passengers, making it the third busiest airport in U.S. and world's 10th busiest airport by passenger traffic
- The airport serves as a hub for both United Airlines and Frontier Airlines and is also one of Southwest Airlines' largest operating bases
- With more than 35,000 employees, the airport is Colorado's largest employer and a major economic engine, generating \$47.2 billion in annual economic impact statewide

Denver: The Mile High City

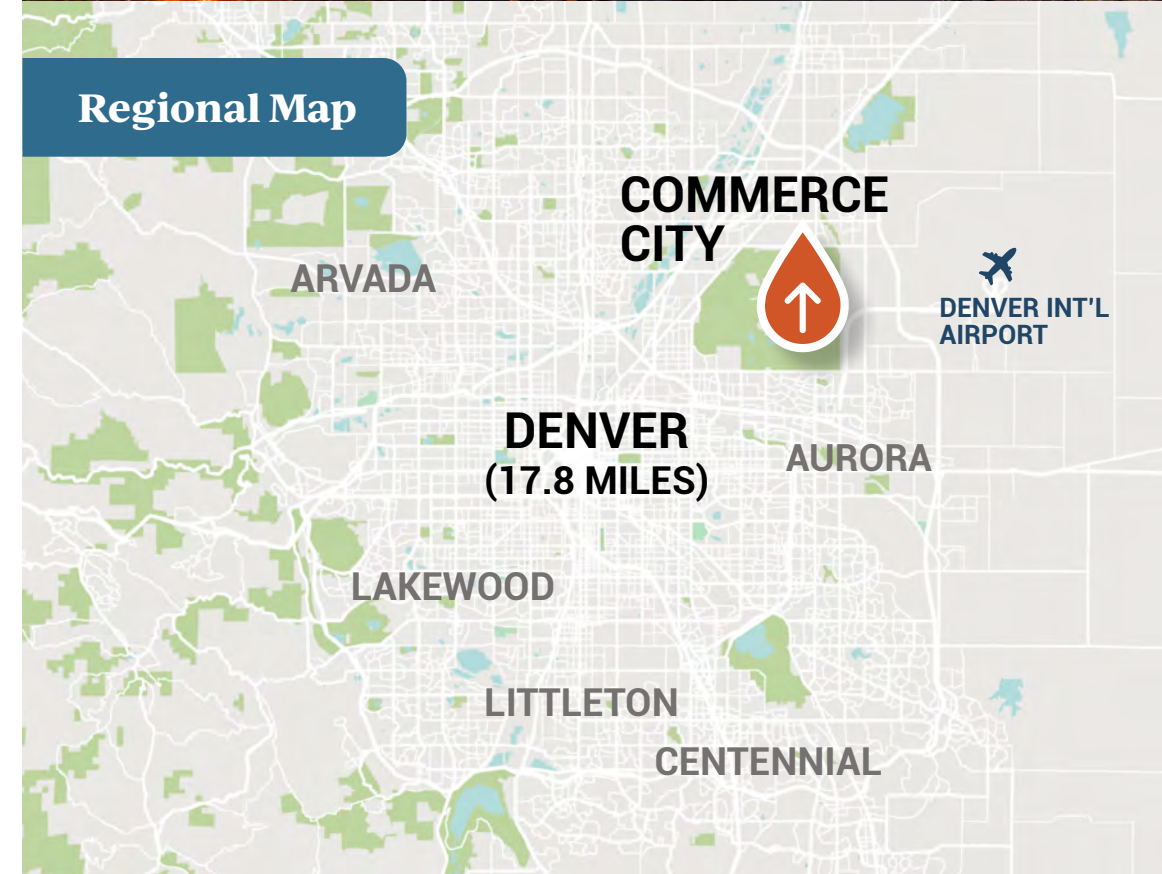
- Denver is the capital and most populous city in Colorado with a population exceeding 700,000 residents
- Its central location makes it a distribution hub for the American west, while also supporting a number of growing industries in technology, telecommunications, and energy
- Home to several major league sports teams, including the Broncos (NFL), Nuggets (NBA), Rockies (MLB), Avalanche (NHL), and Rapids (MLS)
- The University of Denver is the oldest independent private university in the Rocky Mountain Region and has an enrollment of over 13,000 students

3 Million

DENVER MSA
ESTIMATED POPULATION

\$311.8 B

DENVER MSA GDP



Regional Map

ARVADA

COMMERCE
CITY

DENVER INT'L
AIRPORT

DENVER
(17.8 MILES)

AURORA

LAKWOOD

LITTLETON

CENTENNIAL



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