

UP TO 5 COMMERCIAL PAD(S) AVAILABLE IN HOT COMMERCE CITY TRADE AREA

E. 104th Ave. & Potomac St., Commerce City, CO 80022

FOR SALE



PROPERTY DESCRIPTION

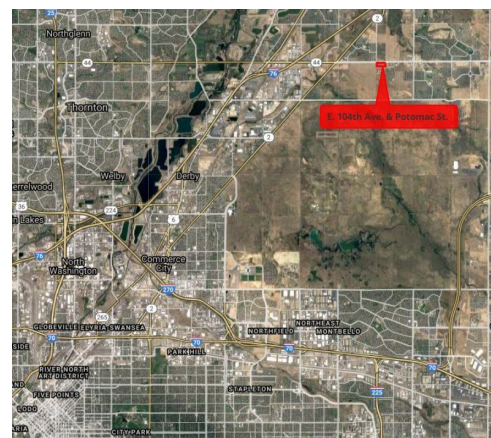
Up to 5 Commercial Pad(s) available - pad sizes can be adjusted, as necessary. Pads are part of an ever increasing dense combination of new homes and apartments within a short radius of this project.

PROPERTY HIGHLIGHTS

- Land between Potomac and Blackhawk Streets along E. 104th Ave.
- Growing underserved trade area - heavy residential growth in Reunion, Turnberry, Buffalo Run and Aberdeen neighborhoods.
- Two full movement corner pads and two RI/RO corners available
- Seller financing for qualified Buyers
- Build to Suit possible
- Across the street to the north from North Forest Office Park and across the street to the west from Oakwood Home's new 3,000+ home development - Porchlight Collection at Reunion
- Within 1 mile in either direction of growing commercial corners with large format King Soopers, Starbucks, Conoco, Ace Hardware, Walgreens, Auto Zone & O'Reilly Auto Parts, McDonalds, First Bank and many others
- Easy access to I-76, E-470 and DIA
- Few opportunities available for Commercial pads along E. 104th Ave.

OFFERING SUMMARY

Sale Price:	\$16.00 - \$22.00
Pad Size(s) Available:	.53 AC - 1.86AC



JEFFREY HIRSCHFELD, ED.D.

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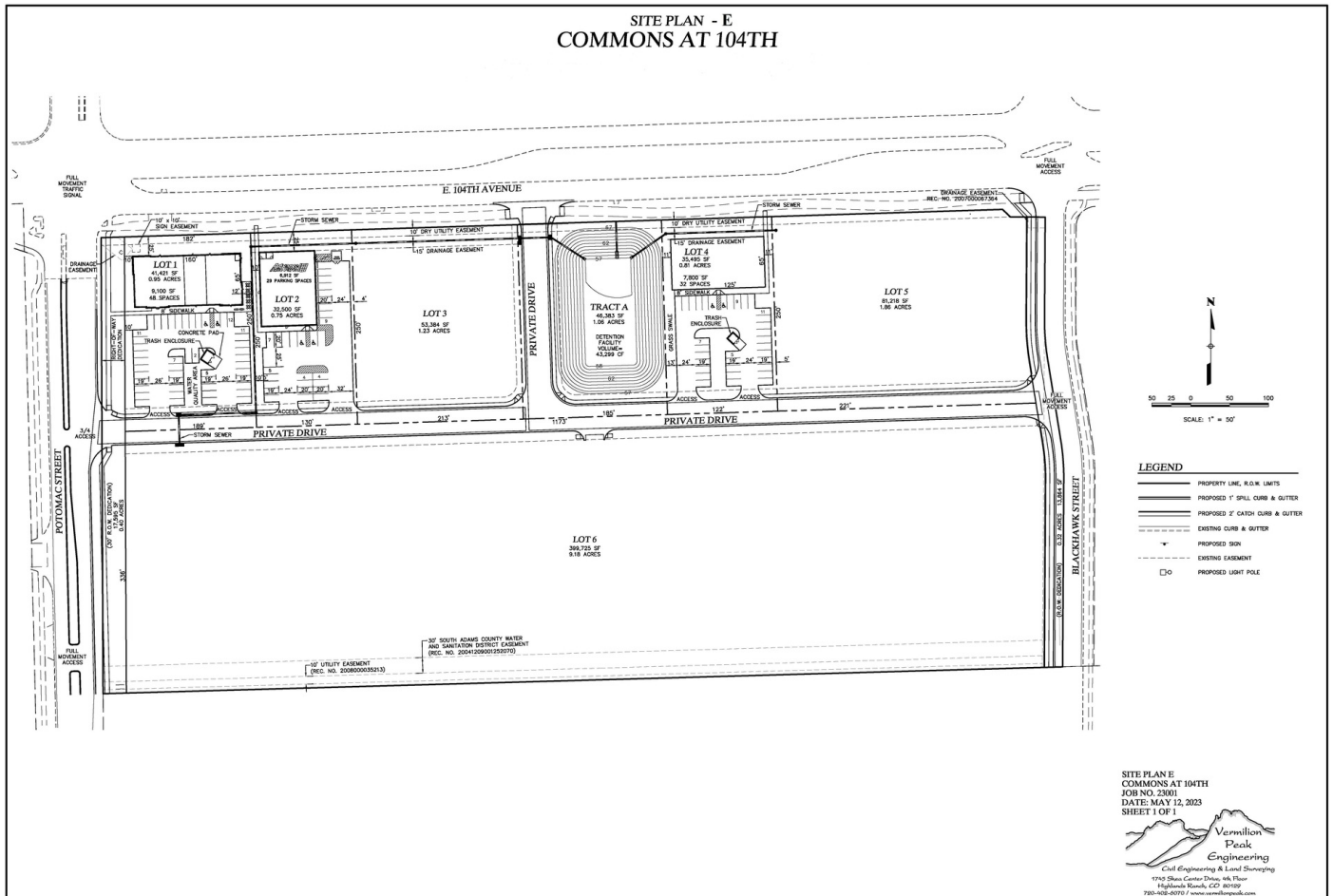
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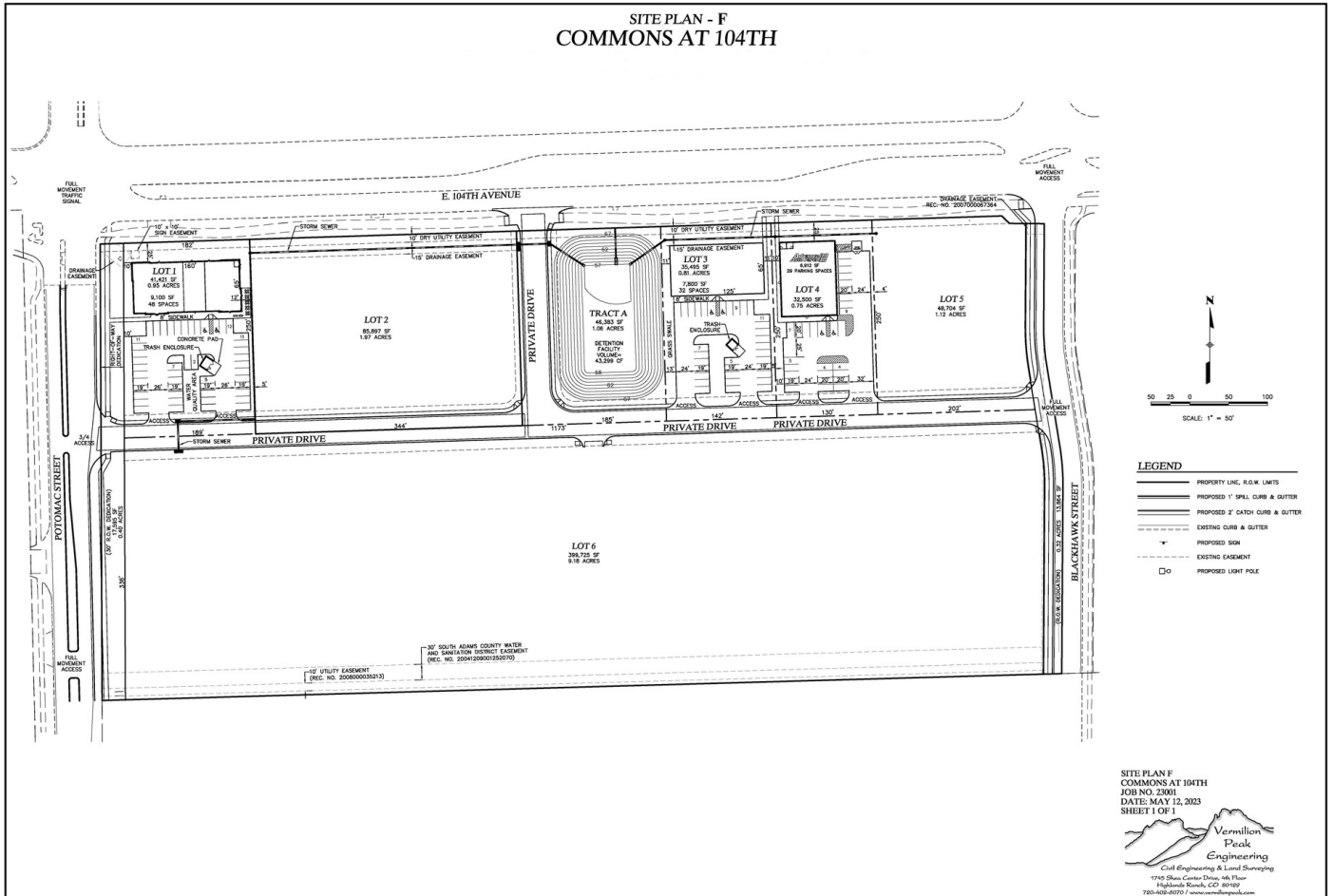
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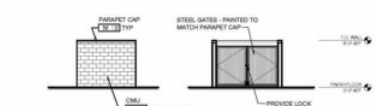
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4 REAR (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"

GLAZING AREA: 465 S.F.
OPQUE WALL AREA: 1110 S.F.
MASONRY AREA: 485 S.F. (34%)



5 TRASH ENCLOSURE ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT SIDE (EAST) ELEVATION
SCALE: 1/8" = 1'-0"

GLAZING AREA: 174 S.F.
OPQUE WALL AREA: 1135 S.F.
MASONRY AREA: 395 S.F. (35%)



3 RIGHT SIDE (WEST) ELEVATION
SCALE: 1/8" = 1'-0"

GLAZING AREA: 465 S.F.
OPQUE WALL AREA: 312 S.F. (37%)



1 FRONT (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"

GLAZING AREA: 785 S.F.
OPQUE WALL AREA: 885 S.F.
MASONRY AREA: 334 S.F. (38%)

MATERIAL LEGEND

STUCCO MATCH DRIVET 448 'BUCKERBY'	WOOD TRIMMER STAIN COLOR T.S.D.
STUCCO MATCH DRIVET 482 'LUMONDI'	ALUMINUM STONEFRONT DARK BRONZE ANODIZED
STUCCO MATCH DRIVET 117 'COLONIAL TAY'	LIGHTWEIGHT CONCRETE TILE 'BLACK CANYON' (ENCS1482)
STUCCO MATCH DRIVET 142 'SPECTRUM BROWN'	SURF. GROUT SLATE 'BLACK CANYON' (ENCS1482)
MASONRY CULTURED STONE DRystack LEISURETIME CHARDONNAY	CARVING AWNING BLACK
MASONRY GROUND FACE CMU BANALUTE 8888	



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104TH COMMONS
15060 E. 103RD PLACE
COMMERCE CITY, CO 80222

PIVOTAL
ARCHITECTURAL, PC
788 South Fife Drive
Denver, CO 80204
ph: (720) 473-8520

Sheet	Date	Description
1	10/15/22	PRELIM PLAN

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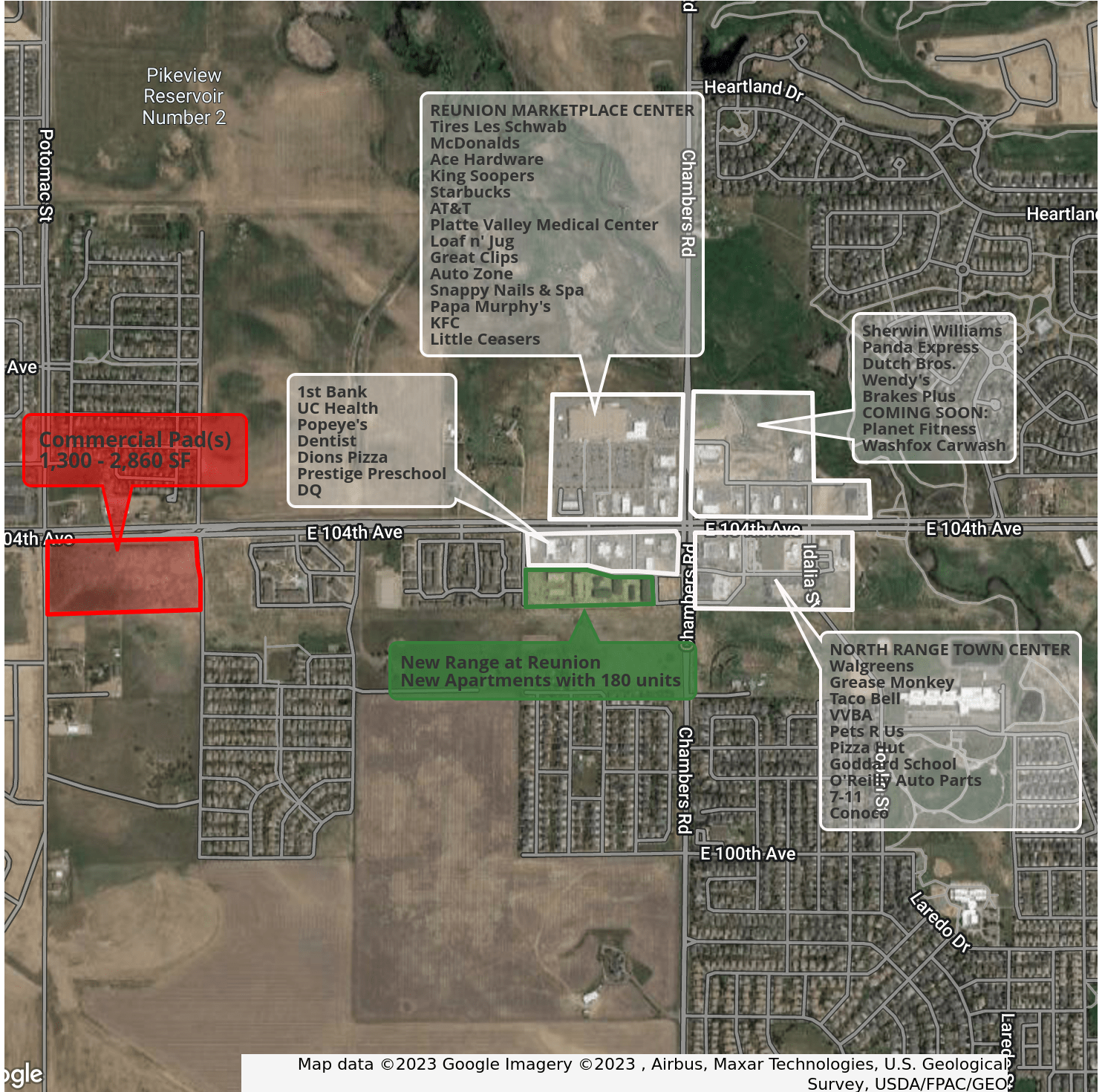
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UP TO 5 COMMERCIAL PAD(S) AVAILABLE IN HOT COMMERCE CITY TRADE AREA

Hard SE corner of E. 104th Ave. & Potomac St., Commerce City, CO 80022

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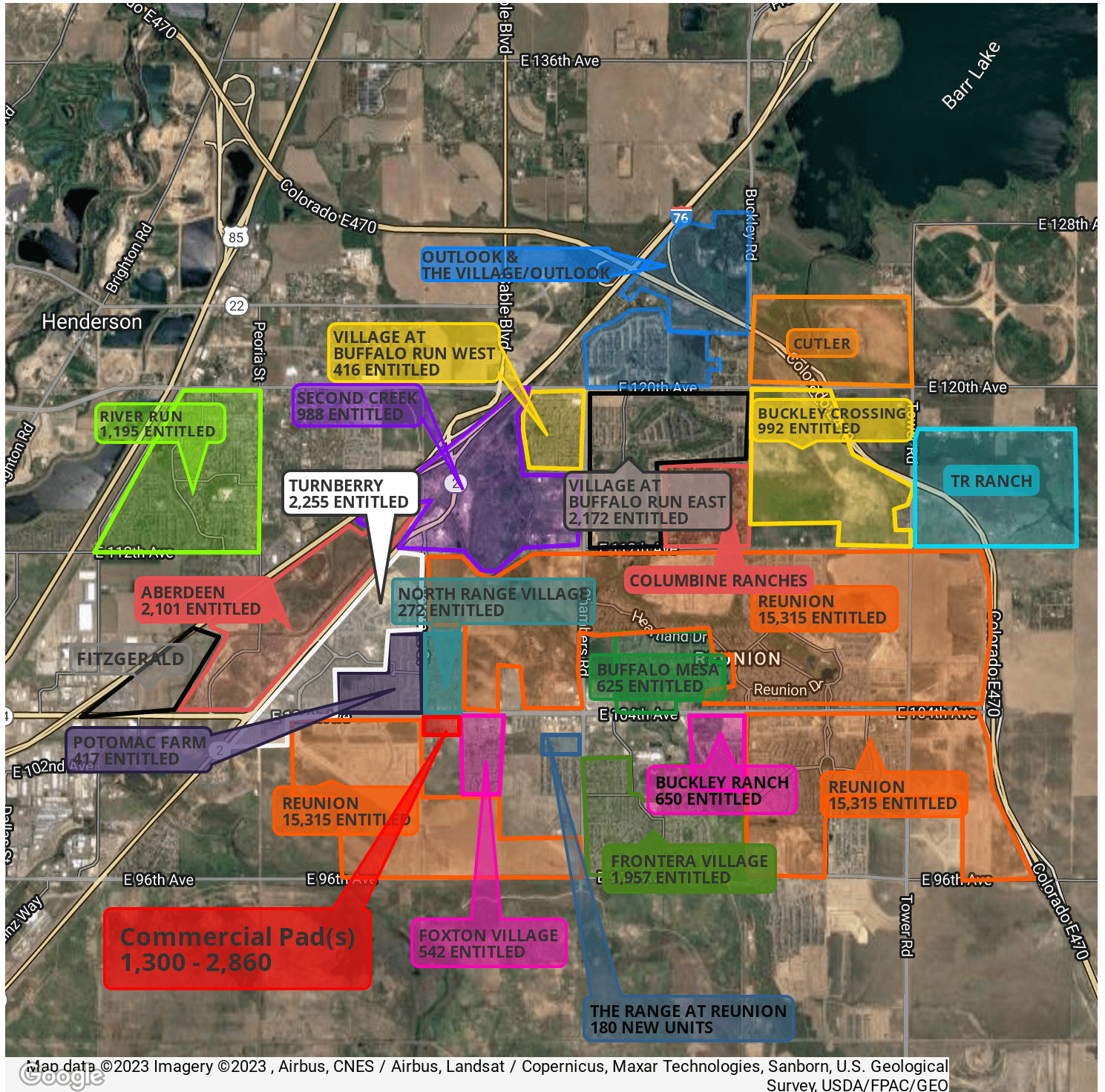
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	1 MILE	3 MILE	5 MILE
2022 Total Population	5,830	39,998	56,284
2022 Average household income	\$111,644	\$124,305	\$120,729
Businesses	94	568	1,021
Employees	483	6,233	12,234

TRAFFIC COUNTS

E. 104th Ave. W of Revere St.	15,975/vpd
E. 104th Ave. W of Worchester Dr.	12,133/vpd
E. 104th Ave. W of Quari Ct.	11,808/vpd

* Demographics provided by CoStar

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