

2.42 AC Land with Excellent Exposure & Visibility For Sale

12151 104th Avenue
Commerce City, CO 80022

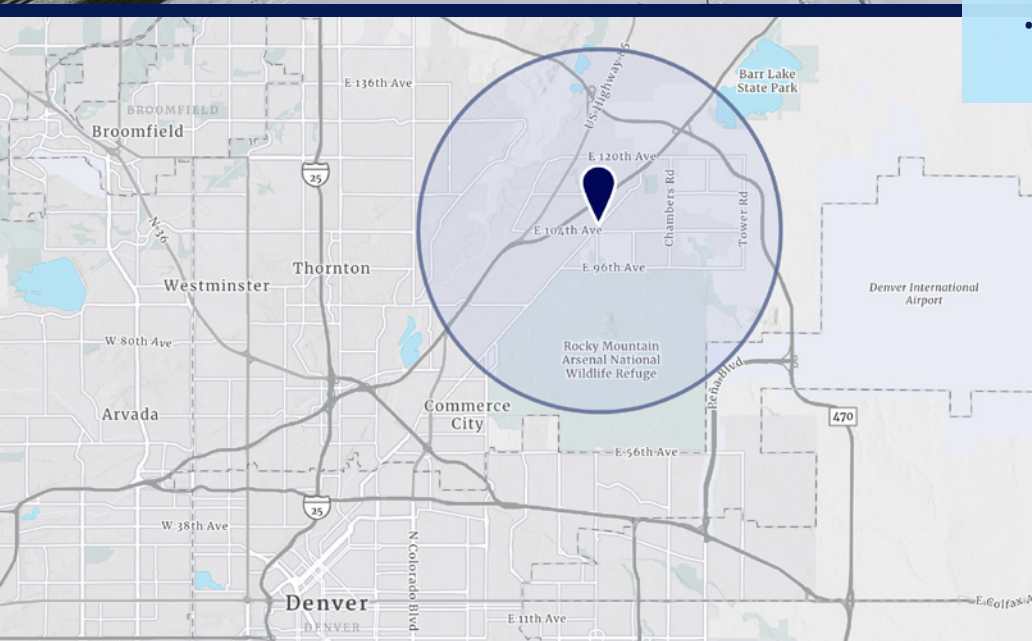
- Price: \$1,497,000
- Corner Lot Perfect for Retail, Office & Multifamily Development



Accelerating success.



- Perfect Land for Retail, Office or Multifamily Development
- Intersection of Hwy 2 & 104th Ave.
- Excellent Exposure & Visibility to 35,000 Vehicles Per Day
- Centrally Located w/ Easy Access to Hwy 2
- Rapidly Growing Area
- Surrounded by Multiple New Residential, Retail & Industrial Developments
- Price: \$1,497,000



82,008

5 Mile Radius Population



\$101,540

5 Mile Radius Median Income



6,739

3 Mile Radius Employment



PUD

Zoning

Steve Serenyi

Principal

+1 303 283 4578

steve.serenyi@colliers.com

4643 S. Ulster St. | Suite 1000

Denver, CO 80237

P: +1 303 745 5800

F: +1 303 745 5888

colliers.com/denver



This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.