

Aberdeen Crossing

E 104th Ave & Hwy 2 | Commerce City, CO 80022



ACREAGE

1 - 38 AC (Divisible)

CITY/COUNTY

Commerce/Adams

ZONING

PUD

CONTACT

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ABOUT THE PROPERTY

- Rear 32.38 acres can only be RETAIL
- Strategically positioned between I-76 and Highway 2, just one block to the west of King Soopers anchored shopping center
- Lot 1, 2, and 3 are build-ready pad sites. Lot 6 will be delivered build-ready following developer construction of the interior spine road and utility infrastructure and platting for Lot 6.
- Tens of thousands of homes are being constructed in the immediate vicinity to the north, south, and west of the project.
- Permitted Uses Include: general offices, medical and dental offices, retail sales and service establishments, grocery stores, department stores, pharmacies, restaurants (including drive-through), liquor stores, etc.

LOTS AVAILABLE

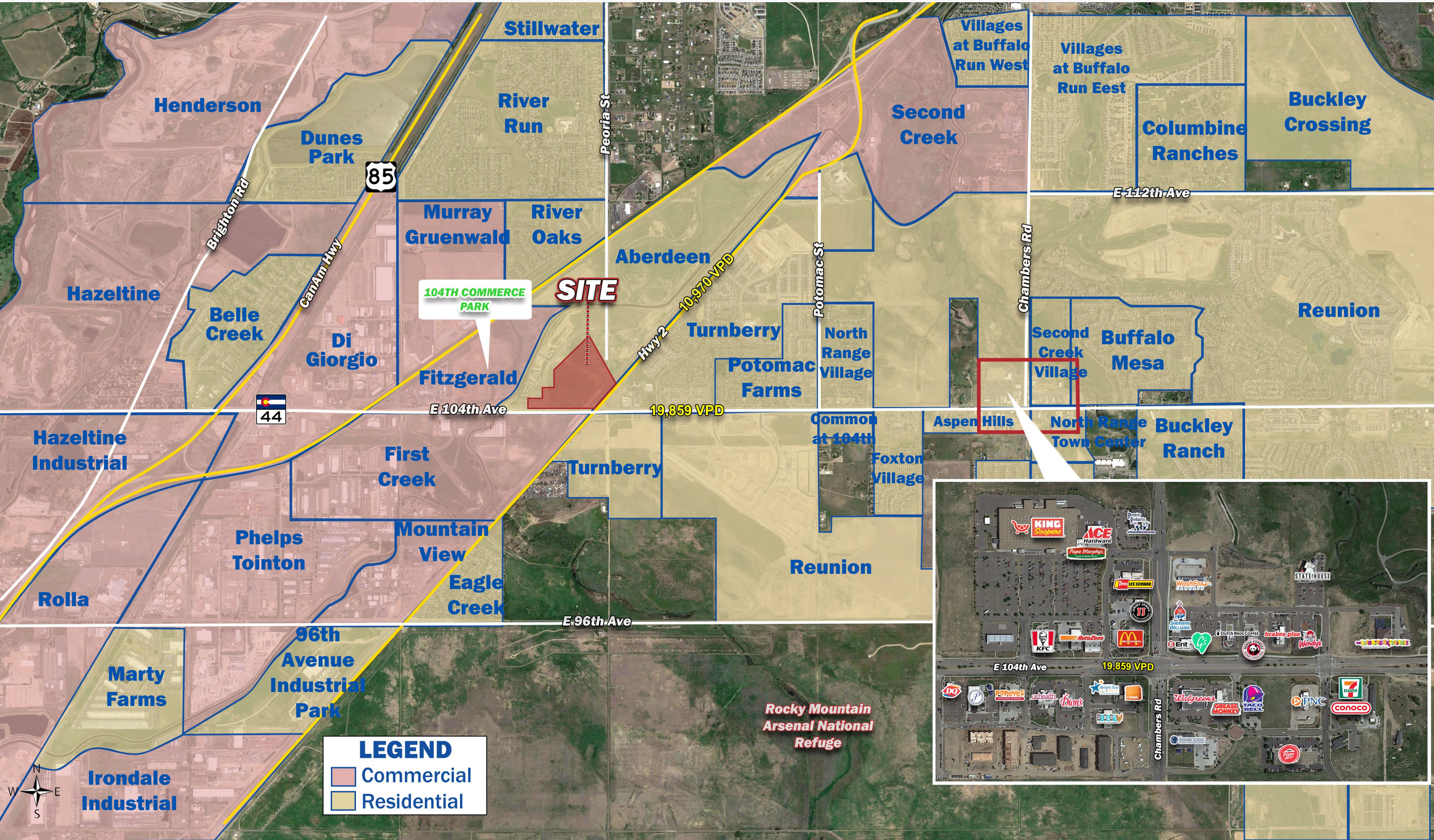
LOT #	ACRES	PURCHASE PRICE
1	1.13	\$15.00/SF
2	1.40	\$15.00/SF
3	1.44	\$12.00/SF
4	1.70	\$16.00/SF
5	1.70	Circle K/C-Store
6	2.25	\$12.00/SF
7	32.38	Negotiable

TRAFFIC COUNTS

E 104th Ave
Hwy 2

Year: 2023 | Source: Esri

23,022 VPD
10,300 VPD



104TH COMMERCE PARK

SITE

LEGEND

- Commercial
- Residential

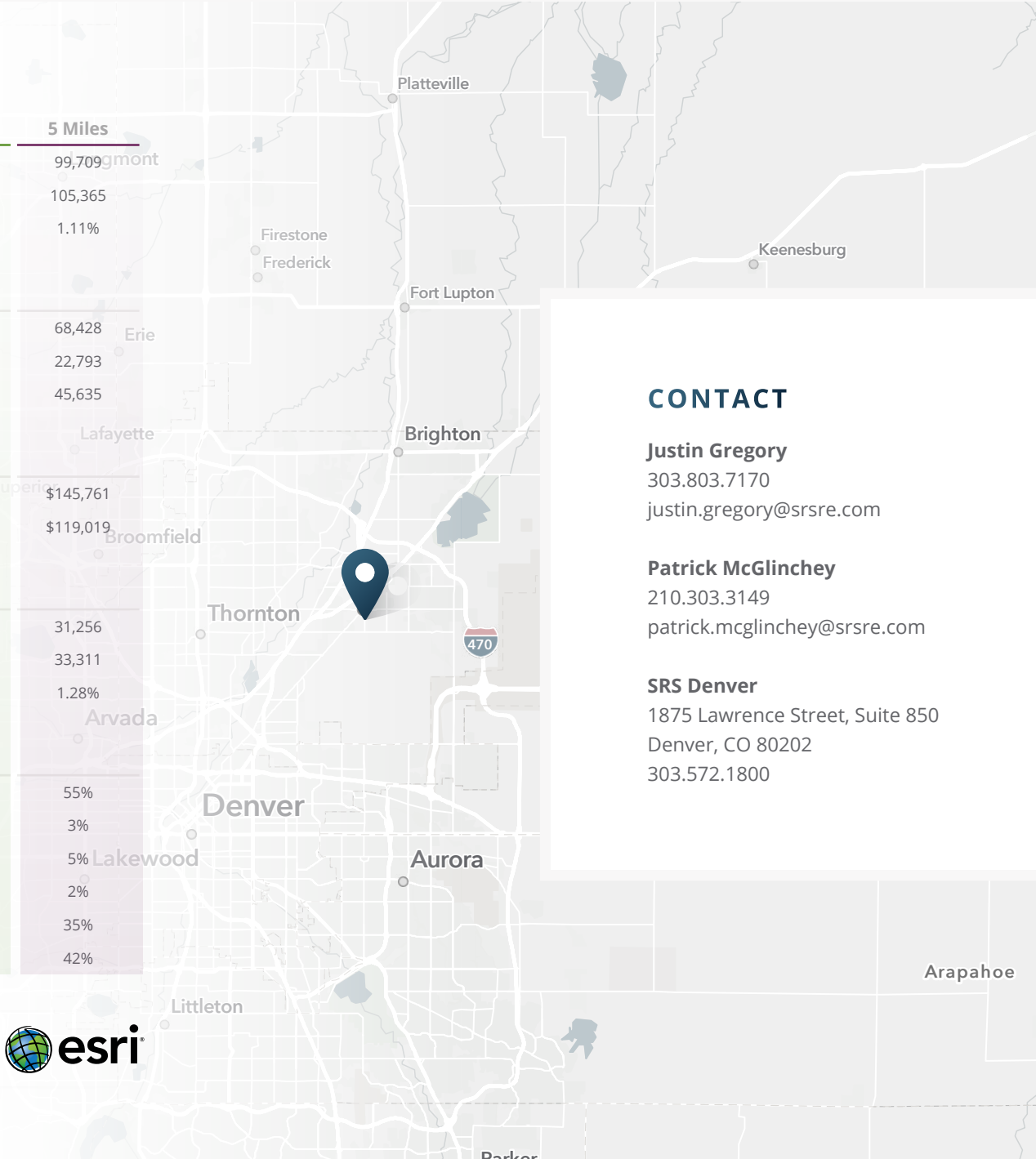


Rocky Mountain Arsenal National Refuge



DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2024 Estimated Population	5,417	34,434	99,709
2029 Projected Population	5,912	36,465	105,365
Projected Annual Growth 2024 to 2029	1.76%	1.15%	1.11%
Daytime Population			
2024 Daytime Population	3,542	25,497	68,428
Workers	1,152	10,102	22,793
Residents	2,390	15,395	45,635
Income			
2024 Est. Average Household Income	\$157,234	\$143,917	\$145,761
2024 Est. Median Household Income	\$125,485	\$119,746	\$119,019
Households & Growth			
2024 Estimated Households	1,589	10,768	31,256
2029 Projected Households	1,750	11,533	33,311
Projected Annual Growth 2024 to 2029	1.95%	1.38%	1.28%
Race & Ethnicity			
2024 Est. White	53%	55%	55%
2024 Est. Black or African American	4%	4%	3%
2024 Est. Asian or Pacific Islander	5%	5%	5%
2024 Est. American Indian or Native Alaskan	2%	2%	2%
2024 Est. Other Races	36%	34%	35%
2024 Est. Hispanic	44%	42%	42%



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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

