

Retail Pad Sites
Available for sale or lease

Settlers Crossing

NEC 96th Avenue & Tower Road
Commerce City, CO 80022



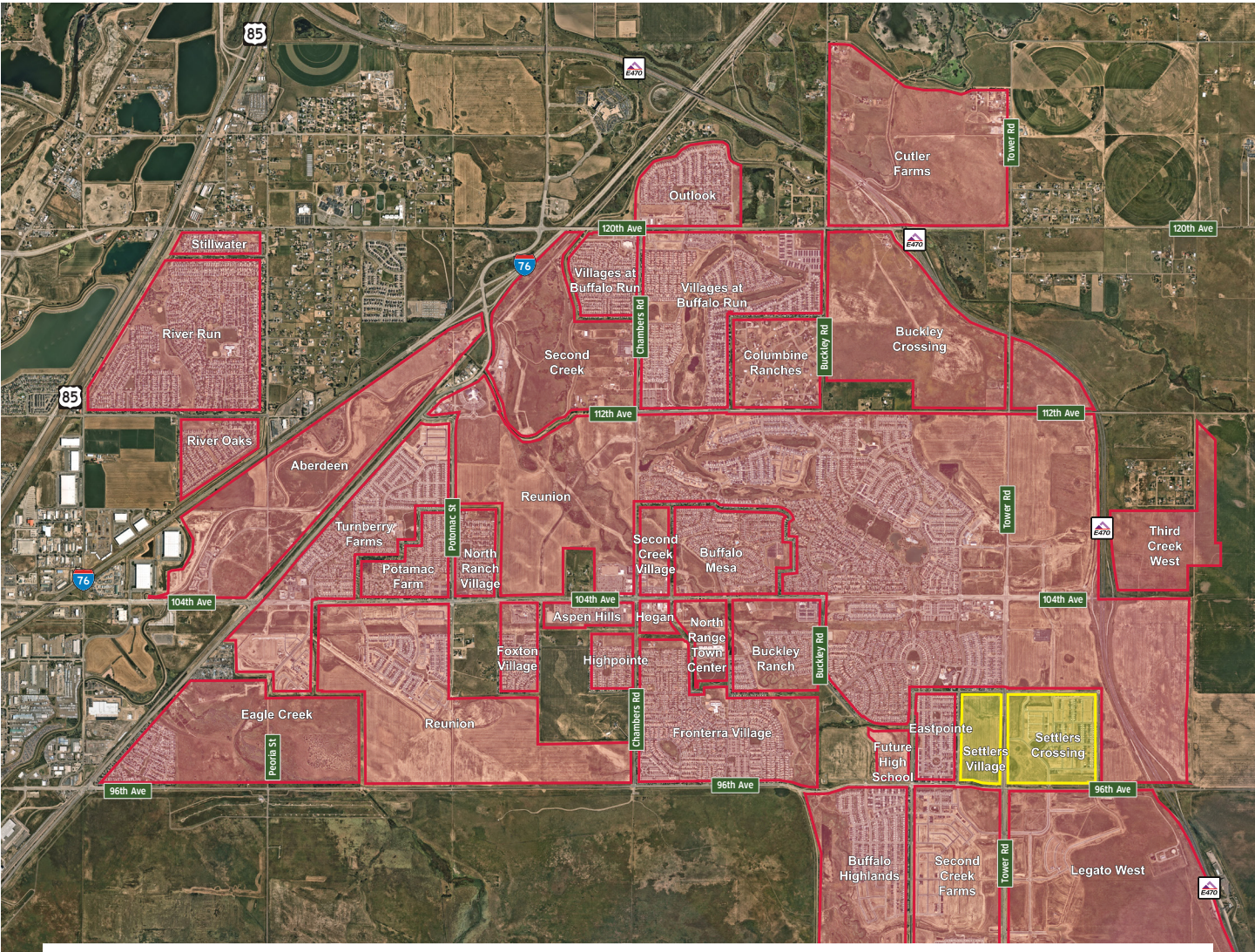
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Neighboring Communities



ABERDEEN	2,101	REUNION	15,315	HIGHPOINTE	102	EASTPOINT @ PRAIRIE FARM	412
SECOND CREEK	988	TURNBERRY	2,225	HOGAN	24	SETTLER'S VILLAGE	628
OUTLOOK	194	POTOMAC FARM	417	SECOND CREEK VILLAGE	50	SETTLER'S CROSSING	751
CUTLER	3,072	NORTH RANGE VILLAGE	272	BUFFALO MESA	625	BUFFALO HIGHLANDS	513
BUCKLEY CROSSING	992	REUNION	15,315	NORTH RANGE TOWN CENTER		SECOND CREEK FARM	924
COLUMBINE RANCHES	60	FOXTON VILLAGE	542	BUCKLEY RANCH	670	LEGATO	3,538
VILLAGES @ BUFFALO RUN	2,588	ASPEN HILLS	191	FRONTERRA VILLAGE	1,957	*TOTAL HOMES	40,356



Affluent, rapidly growing residential trade area



Thousands of new homes planned or under construction



10 minutes to Denver International Airport



Affluent

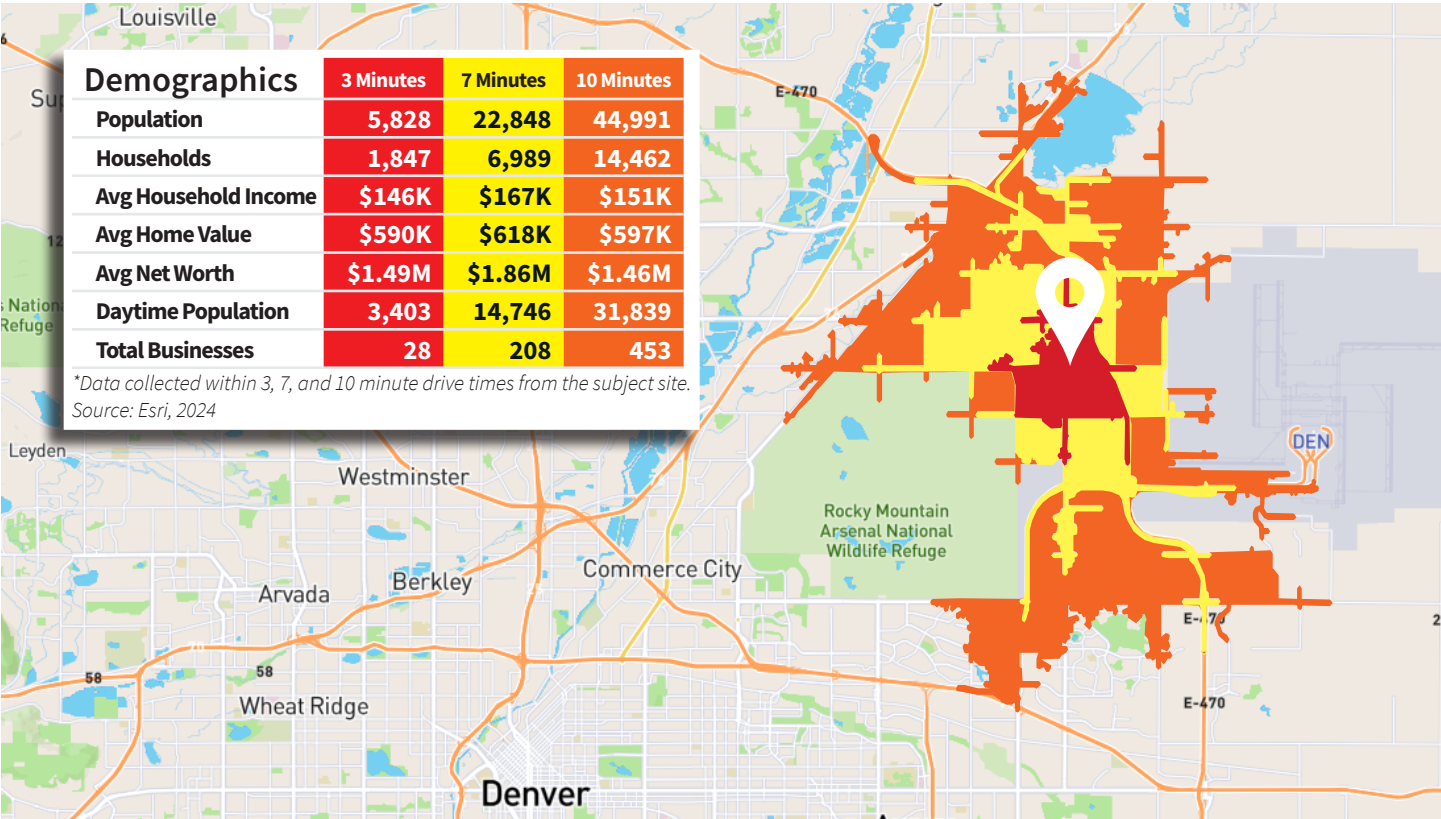


High visibility and exposure to more than 35,000 cars per day



Near E-470 exit at 96th Avenue toll interchange

Proximity Aerial



Demographics	3 Minutes	7 Minutes	10 Minutes
Population	5,828	22,848	44,991
Households	1,847	6,989	14,462
Avg Household Income	\$146K	\$167K	\$151K
Avg Home Value	\$590K	\$618K	\$597K
Avg Net Worth	\$1.49M	\$1.86M	\$1.46M
Daytime Population	3,403	14,746	31,839
Total Businesses	28	208	453

*Data collected within 3, 7, and 10 minute drive times from the subject site.
Source: Esri, 2024

