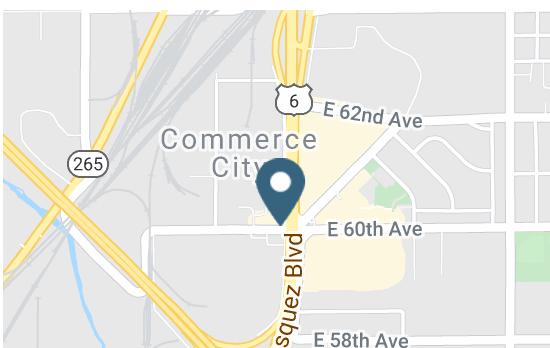


**FOR SUBLEASE**  
**Former Walgreens - Commerce City, CO**  
6011 Dexter St | Commerce City, CO



## Overview

LEASE RATE	Contact Broker
AVAILABLE SF	14,490 SF
LEASE END DATE	10/31/2030
ANNUAL TAXES	\$64,280



## Contact

<b>TONY PIERANGELI</b>
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<b>TAMI LORD</b>
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## Description

Freestanding pad fronting US 85/Hwy 6  
Close proximity to I-270  
Strong daytime population  
Perfect for Dollar Stores, Auto Supply, or Urgent Care

## Nearby Retailers



## Demographics

	1 MILE	3 MILES	5 MILES
Total Population	6,383	54,652	268,868
2024 Growth Rate	0.53%	1.22%	1.65%
Average HH Income	\$49,767	\$74,224	\$91,779

Year: 2019 | Source: Esri

## Traffic Counts

Vasquez Blvd: n/o 60th Ave	36,990 VPD
60th Ave: e/o Dahlia St	14,672 VPD
Vasquez Blvd: n/o I-270	48,109 VPD

Year: 2017, 2018 | Source: DRCOG

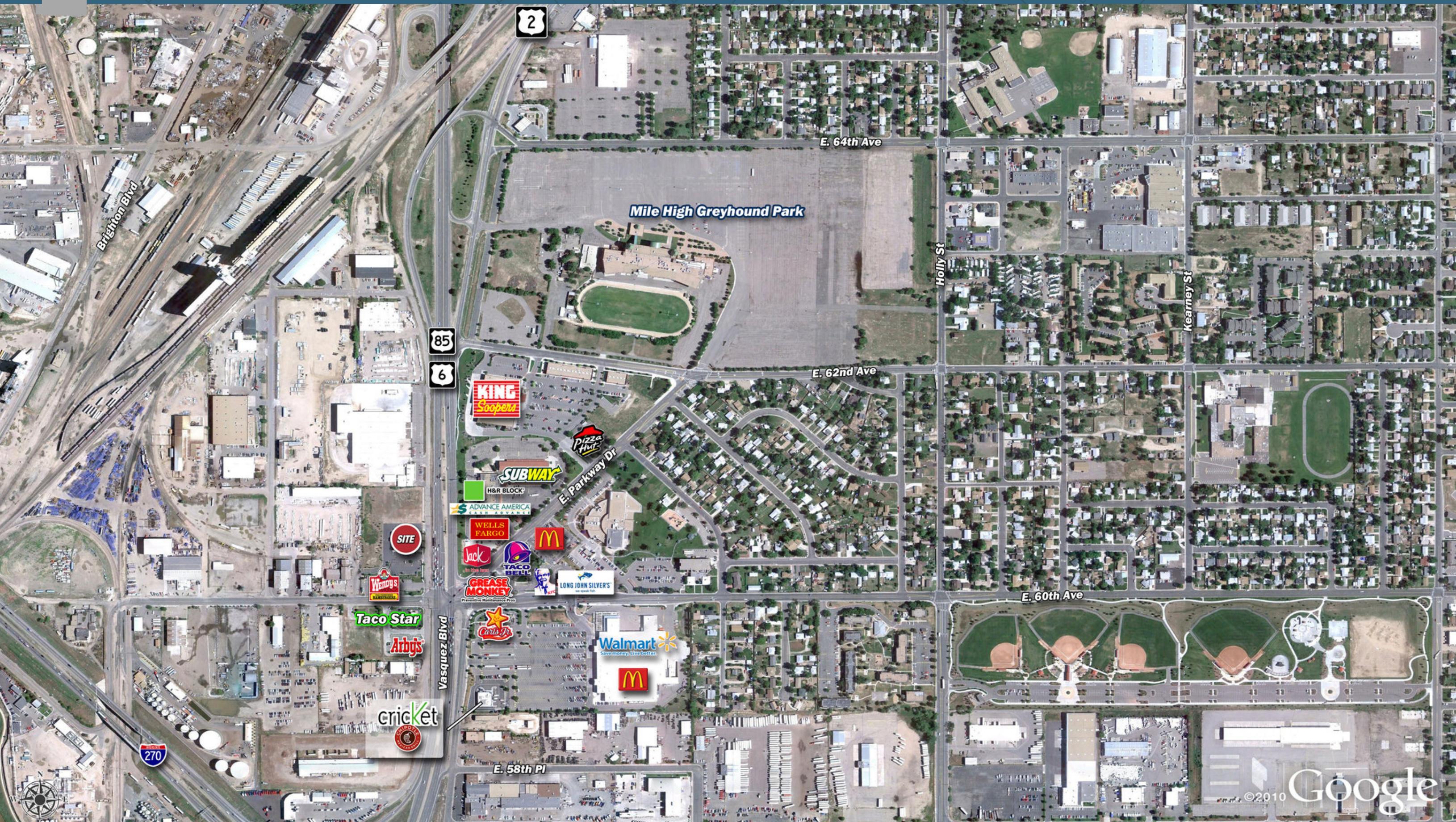
# Trade Area Aerial

6011 Dexter St | Commerce City, CO



# Trade Area Aerial

Commerce City, CO



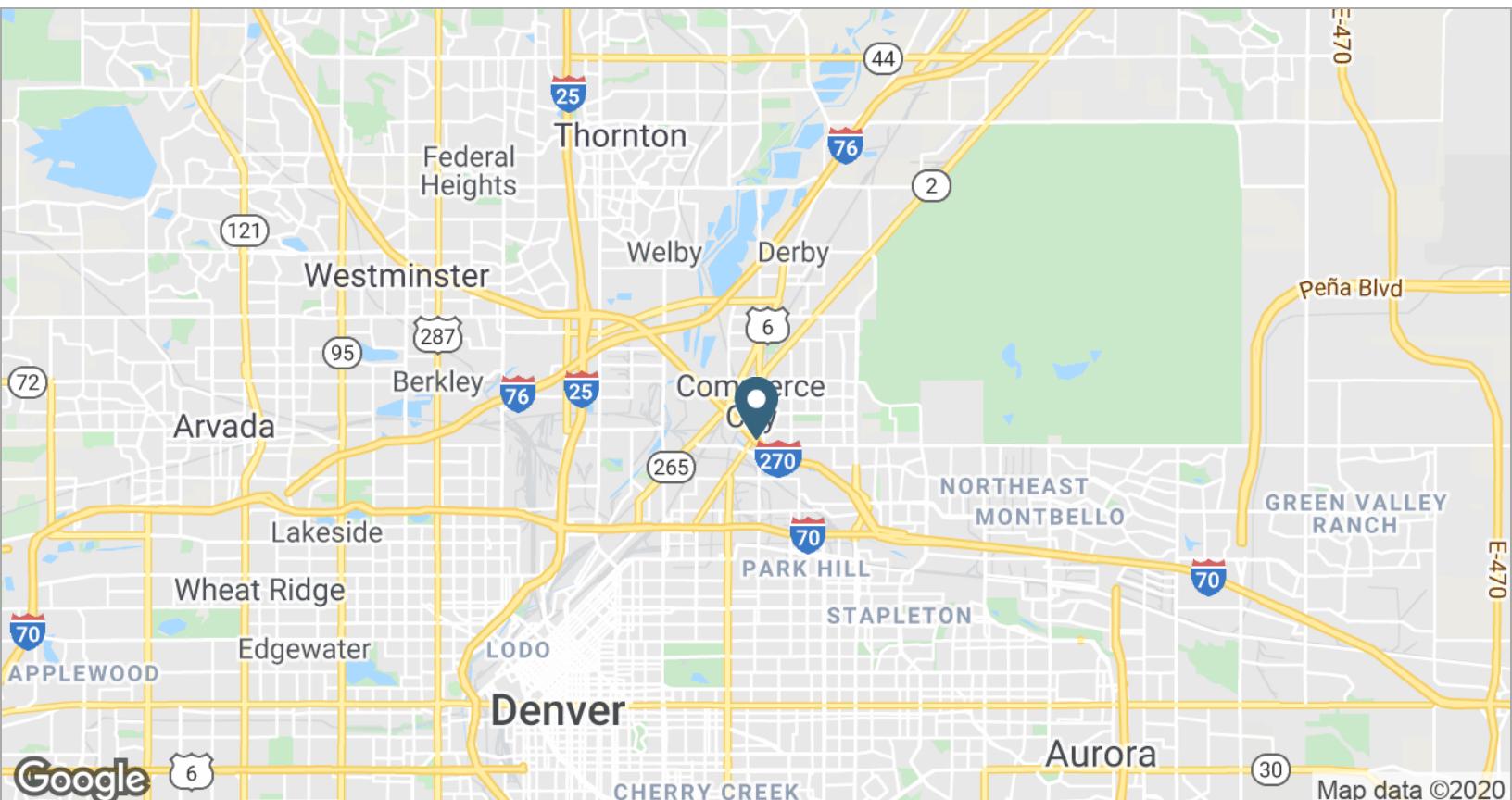
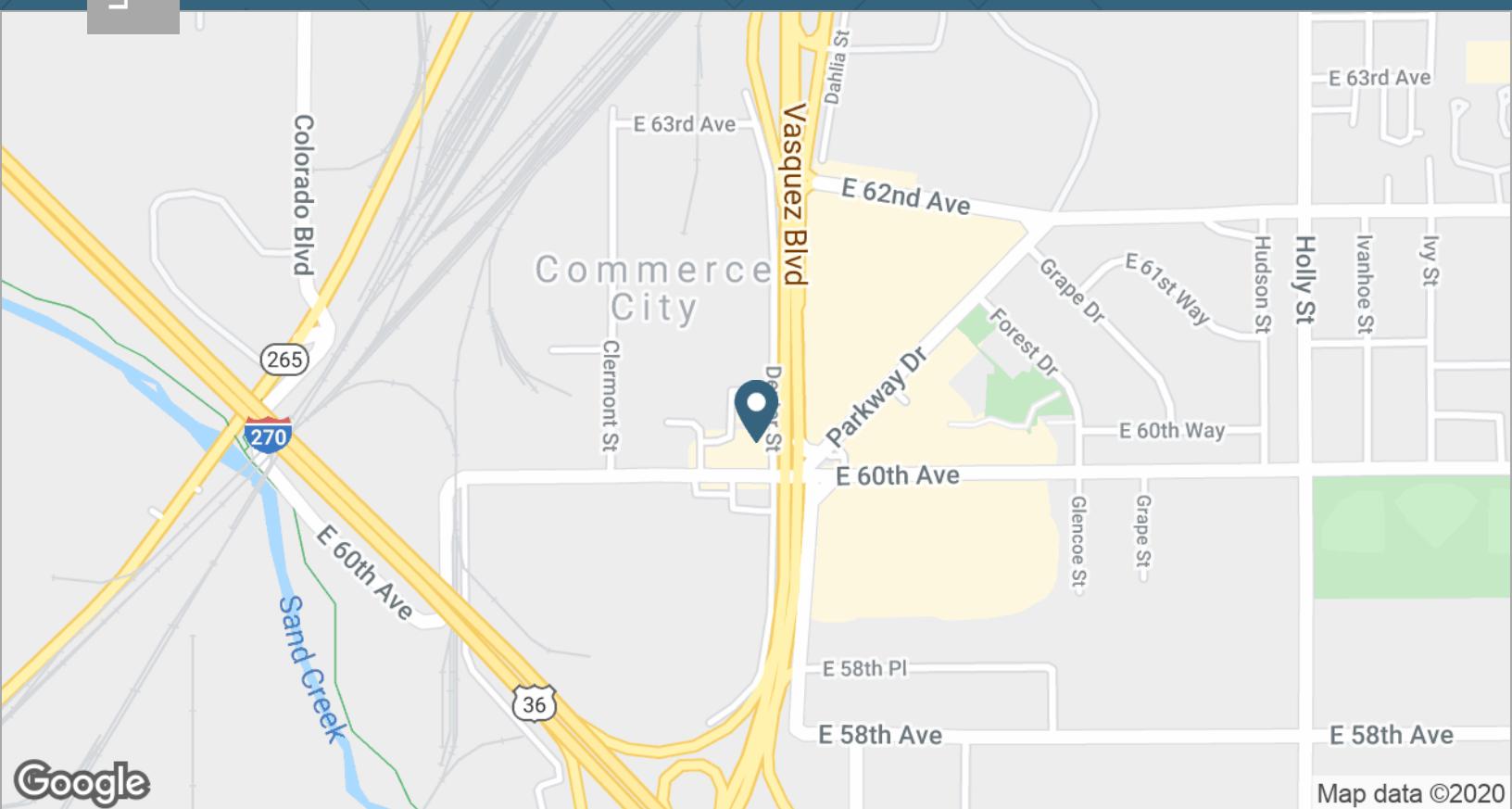
## For Sublease

6011 Dexter St | Commerce City, CO



## For Sublease

6011 Dexter St | Commerce City, CO



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	5,569	42,994	204,293
2010 Population	6,042	44,403	222,537
2019 Population	6,383	54,652	268,868
2024 Population	6,554	58,055	291,804
2000-2010 Annual Rate	0.82%	0.32%	0.86%
2010-2019 Annual Rate	0.60%	2.27%	2.07%
2019-2024 Annual Rate	0.53%	1.22%	1.65%
2019 Male Population	49.7%	50.8%	50.9%
2019 Female Population	50.3%	49.2%	49.1%
2019 Median Age	30.9	31.6	33.5
<b>Households</b>			
2000 Households	1,836	13,393	72,888
2010 Households	1,942	13,689	82,646
2019 Total Households	2,041	17,266	101,719
2024 Total Households	2,092	18,422	111,426
2000-2010 Annual Rate	0.56%	0.22%	1.26%
2010-2019 Annual Rate	0.54%	2.54%	2.27%
2019-2024 Annual Rate	0.49%	1.30%	1.84%
2019 Average Household Size	3.05	3.07	2.56
<b>Housing Units</b>			
2019 Total Housing Units	2,137	18,220	108,032
2019 Owner Occupied Housing Units	1,005	9,616	54,048
2019 Renter Occupied Housing Units	1,036	7,650	47,671
2019 Vacant Housing Units	96	954	6,313
<b>Race and Ethnicity</b>			
2019 White Alone	55.5%	54.4%	62.4%
2019 Black Alone	3.3%	11.2%	11.1%
2019 American Indian/Alaska Native Alone	2.1%	1.8%	1.6%
2019 Asian Alone	0.4%	1.3%	2.3%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Hispanic Origin (Any Race)	70.6%	59.4%	44.1%
<b>Income</b>			
2019 Median Household Income	\$40,701	\$52,485	\$64,696
2019 Average Household Income	\$49,767	\$74,224	\$91,779
2019 Per Capita Income	\$15,863	\$23,213	\$34,855
<b>2019 Population 25+ by Educational Attainment</b>			
Total	3,772	33,044	176,870
High School Graduate	29.2%	22.7%	16.5%
GED/Alternative Credential	9.8%	6.9%	5.5%
Some College, No Degree	15.3%	15.0%	16.4%
Associate Degree	4.9%	5.6%	5.9%
Bachelor's Degree	6.6%	13.2%	23.5%
Graduate/Professional Degree	2.2%	7.8%	14.4%
<b>Daytime Population</b>			
2019 Total Daytime Population	12,919	107,247	322,328
Workers	9,269	76,792	195,101
Residents	3,650	30,455	127,227