

PEORIA PKWY

E 104TH AVE

FOR SALE

11749 East 104th Ave
Commerce City, CO 80640

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**CUSHMAN &
WAKEFIELD**



22

Riverview Rd

Brighton Rd

E 120th Pkwy

Peoria St



E 112th Ave



TACO
BELL

11749 EAST 104TH AVE
COMMERCE CITY, CO



44

2



E 102nd Ave

E 96th Ave

E 96th Ave



LTL Freight



11749 EAST 104TH AVE



Property Highlights

Cushman & Wakefield is pleased to present this exciting development opportunity in Commerce City, Colorado. Situated on the corner of E. 104th Avenue and Peoria Parkway, the site has high visibility in an area experiencing exponential growth. The site also features a $\frac{3}{4}$ movement intersection. With its generous size and strategic location, this parcel presents a unique retail development opportunity.

AERIAL MAP

Key Surrounding Facts



Easy access to I-76 and Highway 2. With over 33,000 vehicles per day on I-76, the parcel is conveniently located for daily commuters and other traffic.



Located in an area with strong projected growth and close proximity to Denver’s central core.



Over 22,400 new residential units in development within a 10-mile radius



Strong growth in the surrounding area. The 2023-2028 Annual Rate of population growth for this area is 1.2% - almost double the state rate of growth.





PROPERTY INFORMATION

- | | | | |
|-------------------------|--------------------------|------------------------|--------------------------------|
| • Site Area | ±1.8 Acres
±78,408 SF | • Tax Parcel ID | 0172111403005 |
| • Traffic Counts | 23,716 VPD | • 2023 RE Taxes | \$34,719.38 |
| • Space Use | Retail / QSR | • Zoning | PUD - Planned Unit Development |
| | | • Asking Price | \$1,200,000 |

11749 EAST 104TH AVE



DEMOGRAPHICS

		1 Mile	3 Miles
	Population	4,572	32,204
	Households (HH)	1,346	10,095
	Average HH Income	\$134,836.00	\$128,161.00
	Median Age	32.1	32.5

**For more information,
you may contact:**

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