



PEORIA PKWY

E 104TH AVE

# FOR SALE

**11749 East 104<sup>th</sup> Ave**  
Commerce City, CO 80640

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**CUSHMAN &  
WAKEFIELD**

Rivendale Rd

Brighton Rd

Peoria St

E 120th Pkwy

E 112th Ave



11749 EAST 104TH A  
COMMERCE CITY, CO



44

2



E 102nd Ave



E 96th Ave

E 96th Ave



# 11749 EAST 104<sup>TH</sup> AVE



AVENUE  
O 80640



## 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

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

# 11749 EAST 104<sup>TH</sup> 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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