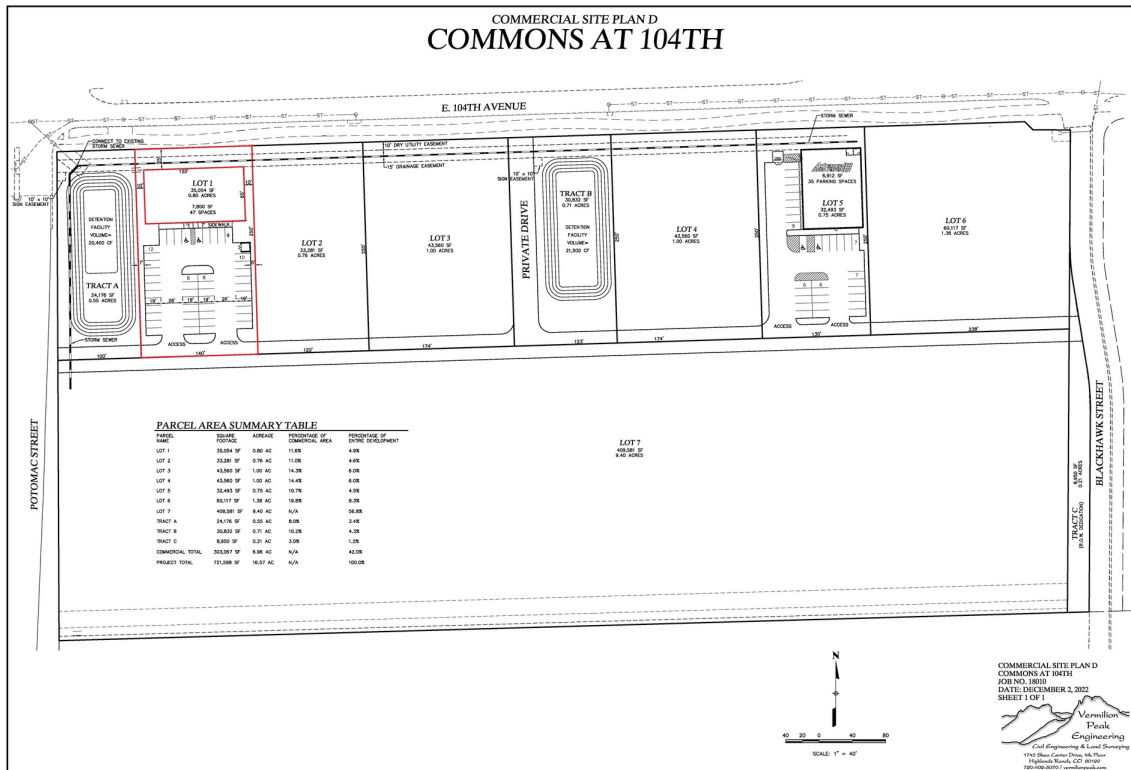


UP TO 7,800 SF AVAILABLE - NEW SPACE TO BE BUILT FOR LATE 2023/EARLY 2024 DELIVERY

E. 104th Ave. & Potomac St., Commerce City, CO 80022

FOR LEASE



PROPERTY DESCRIPTION

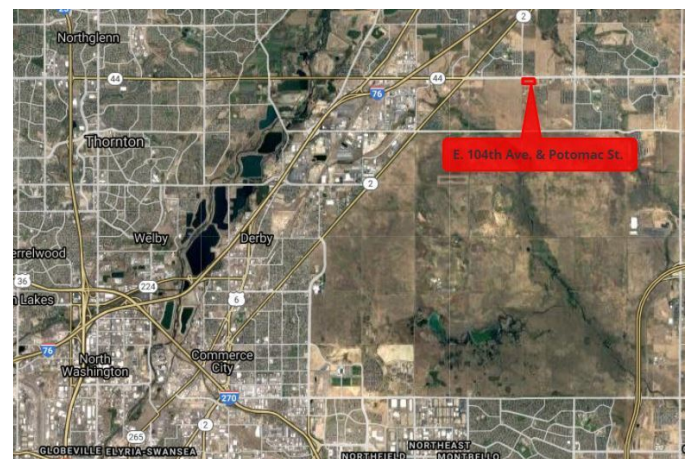
4 - 5 spaces available for lease in front of new apartment complex and across the street from a 3,000 home development by Oakwood Homes. Ideally situated on hard corner with traffic light. All spaces will have 65' depths with signage facing 104th.

PROPERTY HIGHLIGHTS

- Multiple access points off of 104th Avenue
- Growing underserved trade area - heavy residential growth in Reunion, Turnberry, Buffalo Run and Aberdeen neighborhoods
- Large parking field with drive-in spaces fronting storefronts
- Across the street to the north from North Forest Office Park and across the street to the west from Oakwood Home's new 3,000+ home development - Porchlight Collection at Reunion
- Within 1 miles in either direction of growing commercial corners with large format King Soopers, Starbucks, Conoco, Ace Hardware, Walgreens, Auto Zone & O'Reilly Auto Parts, McDonalds, First Bank and many others
- Easy access to I-76, E-470 and DIA
- Few leasing opportunities available for commercial space fronting 104th Avenue
- Up to 5 commercial pad(s) also available - pad sizes can be adjusted as necessary. Pads are part of an ever increasing dense combination of new homes and apartments within a short radius of this project.

OFFERING SUMMARY

Lease Rate:	\$36.00 - \$40.00 PSF
Building Size:	SF
Size(s) Available:	1,300 - 2,860 SF



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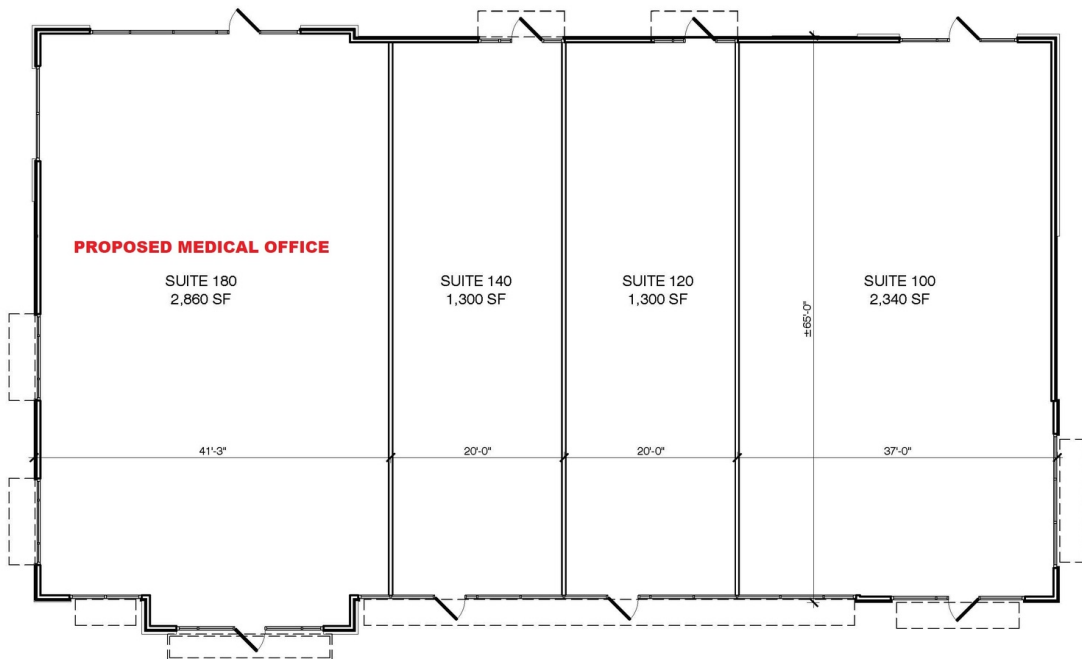
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0 5 10 20
SCALE: 1" = 10'-0"

PAD SHOPS
104th AVE. AND POTOMAC ST.
COMMERCE CITY, COLORADO



12.08.2022

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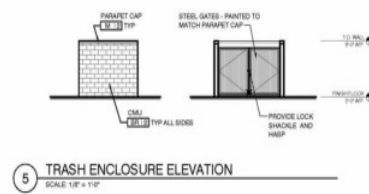
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MATERIAL LEGEND

S1.1	STUCCO MATCH DRIFT 448 'BUCKINGH'
S1.2	STUCCO MATCH DRIFT 482 'MUMOND'
S1.3	STUCCO MATCH DRIFT 111 'COLONIAL TAY'
S1.4	STUCCO MATCH DRIFT 142 'SPECTRUM BROWN'
S1.5	CULTURED STONE DRIVESTACK LEGBESTONE CHARDONWAY
S1.6	GROUND FINE CMU BASALITE 3608

S1.7	WOOD TRIM STAIN COLOR T.B.D.
S1.8	ALUMINUM STOREFRONT DARK BRONZE ANODIZED
S1.9	LIGHTWEIGHT CONCRETE TILE
S1.10	ROIAL SAKONY SLATE 'BLACK GARTON' 180031402
S1.11	CARVING AWNING BLACK



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FOR LEASE



104TH COMMONS

15060 E. 103RD PLACE
COMMERCE CITY, CO 80022

PIVOTAL
783 Santa Fe Drive
Denver, CO 80204
ph: (720) 473-6320

Issue	Date	Description
1	10/15/22	PRELIMINARY
2		
3		
4		
5		
6		
7		
8		
9		
10		

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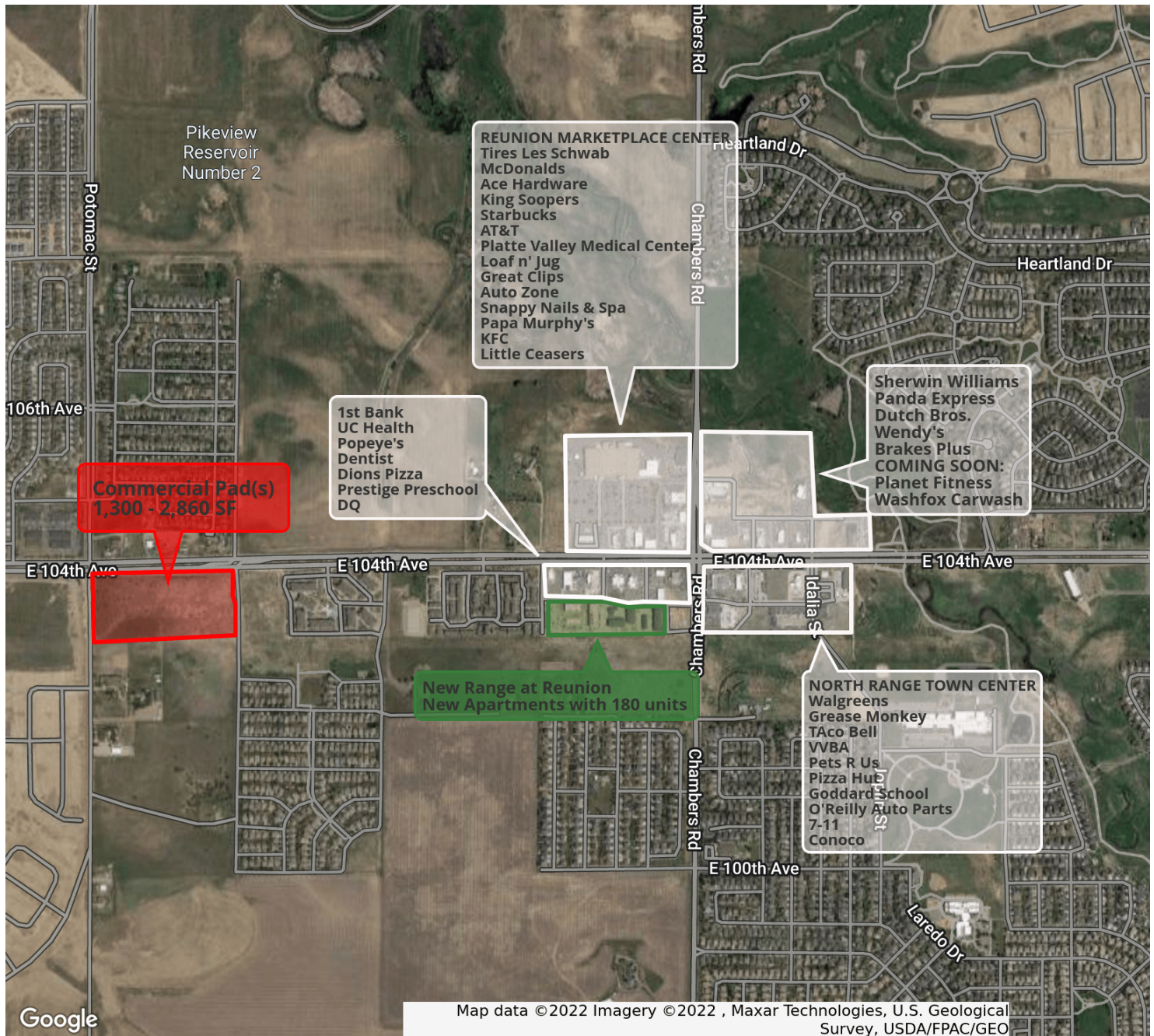
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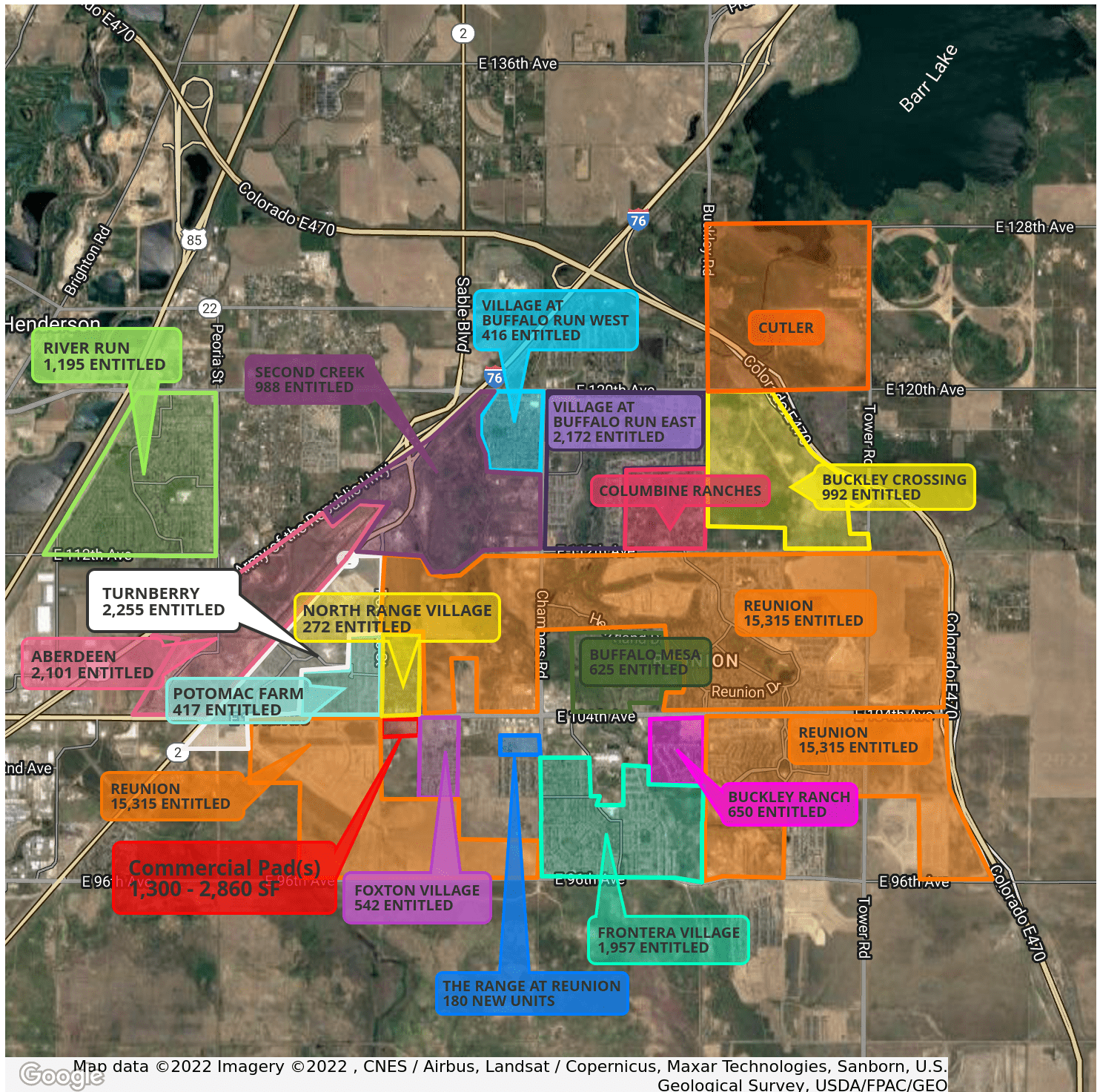
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	1 MILE	3 MILE	5 MILE
2022 Total Population	5,830	39,998	56,284
2022 Average household income	\$111,644	\$124,305	\$120,729
Businesses	94	568	1,021
Employees	482	6,233	12,234

TRAFFIC COUNTS

E. 104th Ave. W of Revere St.	15,975/vpd
E. 104th Ave. W of Worchester Dr.	12,133/vpd
E. 104th Ave. W of Quari Ct.	11,808/vpd

* Demographics provided by CoStar

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