

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

South Platte Crossing Office Building

7190 Colorado Blvd., Commerce City, CO 80022



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FOR SALE INFORMATION

- Spectacular Western Views
- Located directly across from RTD's "N-Line" Commuter Rail
- Abundant Parking (370 surface parking spaces)
- Located in an Opportunity Zone
- Perfect for non-profit organizations, municipal services, and general office uses
- Great access to I-70, I-270, I-76 and Hwy 85
- RTD bus stop in front of property (72nd & Colorado Blvd.)
- 30-minutes from Denver International Airport
- Traffic Count - 16,400 vpd on E. 72nd Ave.
11,500 vpd on Colorado Blvd.

6th Floor - FOR SALE

Size:	11,419± SF (The entire floor)
Price/SF:	\$100
Sales Price:	\$1,150,000
Taxes:	\$25,125.20 (Adams County Parcel #: 01823062205028)

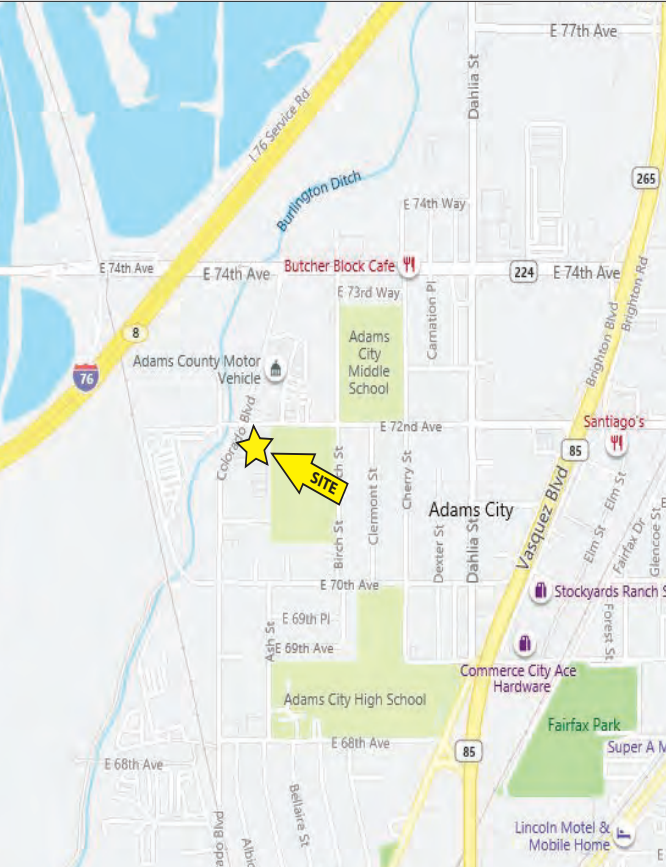
FOR SALE: \$1,150,000

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(303) 534-4822

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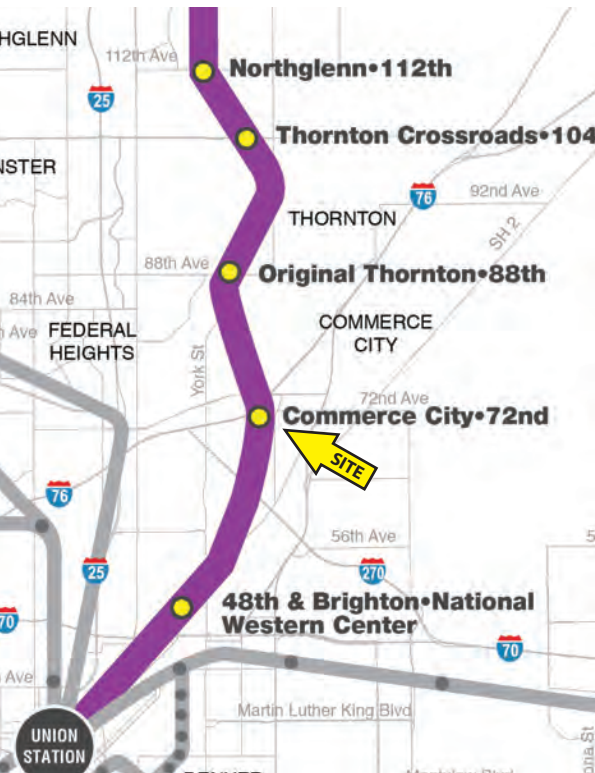
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Located just off the I-76/E. 74th Ave. interchange, this 69,984 SF building currently offering the 6th Floor for sale. Located in the heart of Commerce City, this attractive, 1980-built building is walking distance to the 72nd Ave. RTD Light Rail Station and offers abundant parking (370 spaces).

RTD's "N-Line" Coming Fall of 2020



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	4,366	67,384	234,685
Households	1,332	21,505	80,766
Median Income	\$47,859	\$53,453	\$59,027
Median Age	32.70	32.40	32.80
Traffic	28,881 vpd -	E. 74th Ave. at I-76	